



Council Offices, Almada Street
Hamilton, ML3 0AA

Tuesday, 02 August 2022

Dear Councillor

Housing and Technical Resources Committee

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

Date: Wednesday, 10 August 2022
Time: 10:00
Venue: Hybrid - Council Chamber,

The business to be considered at the meeting is listed overleaf.

Yours sincerely

Cleland Sneddon
Chief Executive

Members

Davie McLachlan (Chair), Martin Lennon (Depute Chair), Joe Fagan (ex officio), John Bradley, Walter Brogan, Archie Buchanan, Mathew Buchanan, Janine Calikes, Gerry Convery, Margaret Cooper, Andrea Cowan, Maureen Devlin, Colin Dewar, Allan Falconer, Grant Ferguson, Alistair Fulton, Ross Gowland, Geri Gray, Lynsey Hamilton, Ross Lambie, Richard Lockhart, Julia Marrs, Ian McAllan, Kenny McCreary, Norman Rae, David Shearer

Substitutes

Robert Brown, Poppy Corbett, Cal Dempsey, Gladys Ferguson-Miller, Martin Hose, Gavin Keatt, Eileen Logan, Monique McAdams, Richard Nelson, Dr Ali Salamati, Helen Toner, Margaret B Walker, David Watson

BUSINESS

1 Declaration of Interests

Monitoring Item(s)	
2 Revenue Budget Monitoring 2021/2022 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))	5 - 10
Joint report dated 28 June 2022 by the Executive Director (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	
3 Revenue Budget Monitoring 2021/2022 - Housing and Technical Resources (Housing Revenue Account (HRA))	11 - 14
Joint report dated 29 June 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	
4 Revenue Budget Monitoring 2022/2023 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))	15 - 20
Joint report dated 6 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	
5 Revenue Budget Monitoring 2022/2023 - Housing and Technical Resources - Housing Revenue Account (HRA)	21 - 24
Joint report dated 6 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	
6 Capital Budget Monitoring 2021/2022 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))	25 - 28
Joint report dated 20 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	
7 Capital Budget Monitoring 2021/2022 - Housing and Technical Resources (Housing Revenue Account (HRA))	29 - 32
Joint report dated 7 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	
8 Capital Budget Monitoring 2022/2023 - Housing and Technical Resources (excl Housing Revenue Account (HRA))	33 - 36
Joint report dated 20 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	
9 Capital Budget Monitoring 2022/2023 - Housing and Technical Resources (Housing Revenue Account (HRA))	37 - 40
Joint report dated 6 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)	

10 Housing and Technical Resources – Workforce Monitoring – April to May 2022 41 - 48

Joint report dated 5 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)

Item(s) for Decision

11 Annual Review of the South Lanarkshire Rapid Rehousing Transition Plan 2021/2022 49 - 98

Report dated 29 June 2022 by the Executive Director (Housing and Technical Resources). (Copy attached)

12 Housing Allocation Policy – Medical Assessment 99 - 102

Joint report dated 15 July 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources). (Copy attached)

13 Disposal of Vacant Domestic Dwelling House at 1 Newhousemill Cottages, Newhousemill Road, East Kilbride G74 2LD 103 - 106

Report dated 7 July 2022 by the Executive Director (Housing and Technical Resources). (Copy attached)

Item(s) for Noting

14 Notification of Contracts Awarded - 1 November 2021 to 30 June 2022 107 - 114

Report dated 8 July 2022 by the Executive Director (Housing and Technical Resources). (Copy attached)

15 Delegated Authority Report - Update 115 - 120

Report dated 4 July 2022 by the Executive Director (Housing and Technical Resources). (Copy attached)

Urgent Business

16 Urgent Business

Any other items of business which the Chair decides are urgent.

For further information, please contact:-

Clerk Name:	Helen Calley
Clerk Telephone:	07385370069
Clerk Email:	helen.calley@southlanarkshire.gov.uk

Report

2

Report to:	Housing and Technical Resources Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Revenue Budget Monitoring 2021/2022 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide information on the actual expenditure measured against the revenue budget for the period 1 April 2021 to 31 March 2022 for Housing and Technical Resources (excl HRA).

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the overspend of £0.939m as at 31 March 2022 on Housing and Technical Resources (excl HRA) revenue budget, as detailed in Appendix A of the report, be noted
- (2) that the proposed budget virements, be approved

3. Background

- 3.1. This is the fourth revenue budget monitoring report presented to the Housing and Technical Resources Committee for the financial year 2021/2022.
- 3.2. The report details the financial position for Housing and Technical Resources (excl HRA) in Appendix A, then details the individual services in Appendices B and C and outlines the additional COVID-19 costs, in Appendix D.

4. Employee Implications

4.1. There are no employee implications as a result of this report.

5. Financial Implications

- 5.1. As at 31 March 2022, there is a overspend of £0.939m against the phased budget.
- 5.2. The overspend is caused by additional expenditure in relation to the COVID-19 response including additional expenditure for temporary accommodation costs for homeless people.
- 5.3. As previously reported, the COVID-19 lockdown has had an impact on the Property Services section which provides the property investment, repairs and maintenance service to the HRA and other resources capital and revenue budgets. The section incurred non variable costs which required to be offset by income recovery, therefore a recharge has been made to these budgets to cover fixed costs.

6. Other Implications

- 6.1. The main risk associated with the Council's revenue budget is that there is an overspend. The risk has been assessed as low given the detailed budget management applied across the Resources. The risk is managed through 4-weekly Budget Monitoring Meetings at which any variance is analysed. In addition, the probable outturn exercise ensures early warning for corrective action to be taken where appropriate.

7. Climate Change, Sustainability and Environmental Implications

- 7.1. There are no Climate Change, Sustainability and Environmental Implications in terms of the information contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. There is also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

28 June 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, Effective, Efficient and Transparent

Previous References

- ◆ Executive Committee, 29 June 2022.
- ◆ Housing & Technical Committee, 8 December 2021.

List of Background Papers

- ◆ Financial ledger and budget monitoring results to 31 March 2022.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Hazel Goodwin, Finance Manager

Ext: 2699 (Tel: 01698 452699)

E-mail: Hazel.Goodwin@southlanarkshire.gov.uk

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 31 March 2022 (No.14)

Housing and Technical Resources Summary (excl HRA)

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Annual Forecast Variance AFTER Transfers	Budget Proportion 31/03/22	Actual 31/03/22	Variance 31/03/22	% Variance 31/03/22	Notes
Employee Costs	43,646	43,935	(289)	(289)	43,646	43,766	(120)	over	(0.3%)
Property Costs	19,903	21,853	(1,950)	(1,950)	19,903	20,871	(968)	over	(4.9%)
Supplies & Services	14,201	11,181	3,020	3,020	14,201	10,953	3,248	under	22.9%
Transport & Plant	4,586	4,068	518	518	4,586	3,993	593	under	12.9%
Administration Costs	3,602	3,660	(58)	(58)	3,602	3,740	(138)	over	(3.8%)
Payments to Other Bodies	9,260	9,101	159	(130)	9,260	8,832	428	under	4.6%
Payments to Contractors	18,589	13,079	5,510	5,510	18,589	12,981	5,608	under	30.2%
Transfer Payments	0	0	0	0	0	0	0	-	0.0%
Financing Charges	155	158	(3)	(3)	155	185	(30)	over	(19.4%)
Total Controllable Exp.	113,942	107,035	6,907	6,618	113,942	105,321	8,621	under	7.6%
Total Controllable Inc.	(95,801)	(88,165)	(7,636)	(7,636)	(95,801)	(86,639)	(9,162)	under recovered	(9.6%)
Net Controllable Exp.	18,141	18,870	(729)	(1,018)	18,141	18,682	(541)	over	3.0%
Transfer to Reserves as at (31/03/22)	0	0	(289)	0	0	398	(398)	under recovered	
Position After Transfers to Reserves (31/03/22)	18,141	18,870	(1,018)	(1,018)	18,141	19,080	(939)	over	5.2%

Variance Explanations

Variances are shown in Appendix B to D as appropriate.

Budget Virements

Virements are shown in Appendix B to D as appropriate.

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 31 March 2022 (No.14)

Housing Services

<u>Budget Category</u>	Annual Budget	Forecast for Year	Annual Forecast Variance	Annual Forecast Variance AFTER Transfers	Budget Proportion 31/03/22	Actual 31/03/22	Variance 31/03/22		% Variance 31/03/22	Notes
Employee Costs	2,565	2,591	(26)	(26)	2,565	2,622	(57)	over	(2.2%)	1, a
Property Costs	5,673	6,005	(332)	(332)	5,673	6,214	(541)	over	(9.5%)	2, b
Supplies & Services	113	111	2	2	113	56	57	under	50.4%	3
Transport & Plant	105	66	39	39	105	57	48	under	45.7%	
Administration Costs	157	151	6	6	157	156	1	under	0.6%	
Payments to Other Bodies	4,449	4,335	114	114	4,449	4,240	209	under	4.7%	4 c,d,e
Payments to Contractors	2,583	2,324	259	259	2,583	2,407	176	under	6.8%	4
Transfer Payments	0	0	0	0	0	0	0	-	0.0%	
Financing Charges	11	14	(3)	(3)	11	17	(6)	over	(54.5%)	
Total Controllable Exp.	15,656	15,597	59	59	15,656	15,769	(113)	over	(0.7%)	
Total Controllable Inc.	(6,760)	(6,655)	(105)	(105)	(6,760)	(6,908)	148	over recovered	2.2%	5, e
Net Controllable Exp.	8,896	8,942	(46)	(46)	8,896	8,861	35	under	(0.4%)	
Transfer to Reserves as at (31/03/22)	0	0	0	0	0	0	0	-		
Position After Transfers to Reserves (31/03/22)	8,896	8,942	(46)	(46)	8,896	8,861	35	under	(0.4%)	

Variance Explanations

1. The variance in Employee Costs relates to delayed implementation of the Community Warden saving managed within the service.
2. The overspend relates to the cost for Homelessness temporary accommodation to meet current demand. This is managed within the overall service.
3. The underspend in Supplies & Services relates to an underspend in CCTV equipment in Problem Solving and manages the Employee Costs overspend within the Community Warden service.
4. The underspend relates to commissioned services in the Homelessness budget and manages the overspend in property costs. Actual expenditure varies according to service requirements, a budget realignment is required for future years.
5. The over recovery relates to the income for Homelessness temporary accommodation based on current levels and covers costs within the service.

Budget Virements

- a. Transfer of additional pay award £0.019m and Apprentice Levy £0.011m: £0.030m Employee Costs.
- b. Transfer of Efficiency saving in physio charges net (£0.003m): (£0.003m) Property Costs.
- c. Transfer from Reserves for Homelessness RRTP allocation from prior year net £0.372m: £0.372m Payments to Other Bodies.
- d. Transfer of Living Wage allocation for support contracts net £0.037m: £0.037m Payments to Other Bodies.
- e. Transfer from Reserves for Homelessness general reserve allocation from prior year net £0.226m: (£0.029m) Payments to Other Bodies, Income £0.255m.

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 31 March 2022 (No.14)

Property Services

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Annual Forecast Variance AFTER Transfers	Budget Proportion 31/03/22	Actual 31/03/22	Variance 31/03/22		% Variance 31/03/22	Notes
Employee Costs	41,081	41,344	(263)	(263)	41,081	41,131	(50)	over	(0.1%)	1 a
Property Costs	14,230	14,455	(225)	(225)	14,230	13,647	583	under	4.1%	2 b
Supplies & Services	14,088	11,047	3,041	3,041	14,088	10,888	3,200	under	22.7%	3
Transport & Plant	4,481	4,002	479	479	4,481	3,925	556	under	12.4%	4 c,d
Administration Costs	3,445	3,509	(64)	(64)	3,445	3,580	(135)	over	(3.9%)	5
Payments to Other Bodies	4,388	4,088	300	11	4,388	3,945	443	under	10.1%	6 e,f
Payments to Contractors	16,006	10,755	5,251	5,251	16,006	10,573	5,433	under	33.9%	7
Transfer Payments	0	0	0	0	0	0	0	-	0.0%	
Financing Charges	144	144	0	0	144	168	(24)	over	(16.7%)	
Total Controllable Exp.	97,863	89,344	8,519	8,230	97,863	87,857	10,006	under	10.2%	
Total Controllable Inc.	(89,041)	(80,857)	(8,184)	(8,184)	(89,041)	(79,398)	(9,643)	under recovered	(10.8%)	8 a,g
Net Controllable Exp.	8,822	8,487	335	46	8,822	8,459	363	under	(4.1%)	
Transfer to Reserves as at (31/03/22)	0	0	(289)	0	0	398	(398)	over		
Position After Transfers to Reserves (31/03/22)	8,822	8,487	46	46	8,822	8,857	(35)	over	0.4%	

Variance Explanations

1. The variance in Employee Costs relates in the main to vacancies which are actively being recruited or are still under consideration whilst service requirements are determined. This offsets an overspend due to the need for overtime to meet current levels of service demand.
2. Covid-19 restrictions has impacted on the level of security and refuse uplifts needed. This varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
3. Covid-19 restrictions has impacted on the level of materials required. This varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
4. Covid-19 restrictions have impacted on the level of Plant required. This varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
5. This is a combination of minor overspends in relation to administration costs including increased use of mobile telephones.
6. This reflects the current level of demand for owners grants relating to the participation in the Housing Investment projects. This demand will have been partially impacted by COVID-19.
7. Covid-19 restrictions have impacted on the level of Sub Contractors required. This varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
8. The level of income recovered varies depending on the current workload and timing for the recovery of income on a wide variety of major capital and revenue works. Covid-19 restrictions has had an impact on the level of income recovered as can be seen from the net underspends above. The service continues to incur non variable costs which require to be offset by income recovery, therefore a final recharge is required to Resources revenue and capital budgets to cover these fixed costs.

Budget Virements

- a. Transfer of additional pay award £0.076m and Apprentice Levy £0.157m overall net £0.233m: £0.545m Employee Costs, Income (£0.312m)
- b. Transfer of additional utilities funding from RHI net £0.111m: £0.111m Property Costs.
- c. Realignment of Central Support budget net (£0.052m): Administration (£0.160m), Income £0.108m
- d. Transfer of Efficiency saving in physio charges net (£0.023m): (£0.023m) Administration.
- e. Care and Repair expenditure and income realignment net £0.000m : Payments to Other Bodies £0.214m, Income (£0.214m)
- f. Transfer of Community Investment budget for use in future years net (£0.013m): (£0.013m) Payments to Other Bodies.
- g. Office Accommodation income realignment for dilapidations one off net (£0.315m) : Income (£0.315m)

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 31 March 2022 (No.14)

Housing and Technical Resources Summary (excl HRA) - Covid-19

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Annual Forecast Variance AFTER Transfers	Budget Proportion 31/03/22	Actual 31/03/22	Variance 31/03/22		% Variance 31/03/22	Notes
Employee Costs	0	0	0	0	0	13	(13)	over	0.0%	
Property Costs	0	1,393	(1,393)	(1,393)	0	1,010	(1,010)	over	0.0%	1
Supplies & Services	0	23	(23)	(23)	0	9	(9)	over	0.0%	
Transport & Plant	0	0	0	0	0	11	(11)	over	0.0%	
Administration Costs	0	0	0	0	0	4	(4)	over	0.0%	
Payments to Other Bodies	423	678	(255)	(255)	423	647	(224)	over	(53.0%)	1, a
Payments to Contractors	0	0	0	0	0	1	(1)	over	0.0%	
Transfer Payments	0	0	0	0	0	0	0	-	0.0%	
Financing Charges	0	0	0	0	0	0	0	-	0.0%	
Total Controllable Exp.	423	2,094	(1,671)	(1,671)	423	1,695	(1,272)	over	(300.7%)	
Total Controllable Inc.	0	(653)	653	653	0	(333)	333	over recovered	0.0%	1
Net Controllable Exp.	423	1,441	(1,018)	(1,018)	423	1,362	(939)	over	222.0%	
Transfer to Reserves as at (31/03/22)	0	0	0	0	0	0	0	-		
Position After Transfers to Reserves (31/03/22)	423	1,441	(1,018)	(1,018)	423	1,362	(939)	over	222.0%	

Variance Explanations

1. The majority of this is additional expenditure and income for temporary accommodation costs for homeless people.

Budget Virements

- a. Tenancy Sustainment Funding Income net £0.423m: Payments to Other Bodies £0.423m.

Report

3

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **10 August 2022**
 Report by: **Executive Director (Finance and Corporate Resources)**
Executive Director (Housing and Technical Resources)

Subject: **Revenue Budget Monitoring 2021/2022 - Housing and Technical Resources - Housing Revenue Account (HRA)**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide information on the actual expenditure measured against the revenue budget for the period 1 April 2021 to 31 March 2022 for Housing and Technical Resources (HRA).

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

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

3. Background

3.1. This is the fourth revenue budget monitoring report presented to the Housing and Technical Resources Committee for the financial year 2021/2022.

3.2. The report details the financial position for Housing and Technical Resources (HRA) in Appendix A.

4. Employee Implications

4.1. There are no employee implications as a result of this report.

5. Financial Implications

5.1. As at 31 March 2022, there is a breakeven position against the phased budget.

5.2. The COVID-19 lockdown has had an impact on the Property Services section which provides the property repairs and maintenance service to the HRA. The section continues to incur non variable costs which require to be offset by income recovery, therefore a recharge to HRA revenue budget was required at year-end to cover a share of these fixed costs.

6. Other Implications

6.1. The main risk associated with the Council's revenue budget is that there is an overspend. The risk has been assessed as low given the detailed budget management applied across the Resources.

The risk is managed through 4-weekly Budget Monitoring Meetings at which any variance is analysed. In addition, the probable outturn exercise ensures early warning for corrective action to be taken where appropriate.

7. Climate Change, Sustainability and Environmental Implications

- 7.1. There are no Climate Change, Sustainability and Environmental Implications in terms of the information contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. There is also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

29 June 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, Effective, Efficient and Transparent

Previous References

- ◆ Executive Committee, 29 June 2022.
- ◆ Housing & Technical Committee, 8 December 2021.

List of Background Papers

- ◆ Financial ledger and budget monitoring results to 31 March 2022.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Hazel Goodwin, Finance Manager

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SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 31 March 2022 (No.14)

Housing Revenue Account

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Annual Forecast Variance AFTER Transfers	Budget Proportion 31/03/22	Actual 31/03/22	Variance 31/03/22		% Variance 31/03/22	Notes
Employee Costs	14,090	13,842	248	248	14,090	13,957	133	under	0.9%	1
Property Costs	46,061	46,666	(605)	(605)	46,061	46,893	(832)	over	(1.8%)	2 a,b
Supplies & Services	879	841	38	38	879	701	178	under	20.3%	3
Transport & Plant	195	167	28	28	195	153	42	under	21.5%	
Administration Costs	5,645	5,633	12	12	5,645	5,485	160	under	2.8%	4
Payments to Other Bodies	3,076	3,113	(37)	(37)	3,076	3,130	(54)	over	(1.8%)	5 b
Payments to Contractors	100	97	3	3	100	69	31	under	31.0%	
Transfer Payments	0	0	0	0	0	0	0	-	0.0%	
Financing Charges	19,637	19,662	(25)	(25)	19,637	19,744	(107)	over	(0.5%)	6
Total Controllable Exp.	89,683	90,021	(338)	(338)	89,683	90,132	(449)	over	(0.5%)	
Total Controllable Inc.	(106,485)	(106,823)	338	338	(106,485)	(108,765)	2,280	over recovered	2.1%	7 a
Transfer to/(from) Balance Sheet	971	971	0	0	971	2,917	(1,946)	under recovered	200.4%	8 c
Net Controllable Exp.	(15,831)	(15,831)	0	0	(15,831)	(15,716)	(115)	over	(0.7%)	
Loan Charges	15,831	15,831	0	0	15,831	15,716	115	over recovered		9 c
Net Controllable Exp.	0	0	0	0	0	0	0	-	0.0%	

Variance Explanations

1. The variance in Employee Costs is due to higher than anticipated staff turnover.
2. The net overspend reflects a reduction in repairs and maintenance during the various periods of lockdown throughout the year, offset by an increase in demand when restrictions eased and for the level of void work required. The position includes the agreed recharge from Property Services for downtime during the COVID-19 lockdown. This was partly offset by a lower than budgeted level of bad debt provision. During the year collection rates for rental income have been better than forecast, which is due in part to schemes such as the tenancy sustainment fund mitigating the overall level of debt. This underspend is used to manage the additional repairs and voids expenditure in the current year.
3. This underspend reflects slippage in milestone payments for the new IT system which is under development. The funding will be carried forward into a future year to complete the project.
4. A large element of this underspend is due to demand led legal expenses and the underspend reflects the current level of court action. This also reflects a reduced charge in relation to efficiency savings made within central support departments
5. This overspend reflects the costs of our contracted services for tenant scrutiny participation and is managed within the overall budget.
6. The IT leasing budget has been impacted by changing demands post Covid-19 and realignment of budget is required in future years to manage this pressure. The interest on revenue balances is impacted by the levels held and interest rates and is lower than budget.
7. This over recovery is a combination of additional one off funding including insurance, funded posts, energy funding and rental income due to the timing of new build completions.
8. The net combined underspend at year end date allows for a higher than budgeted level of transfer to reserves.
9. The overall level of debt charges was lower than anticipated due to the profile of funding requirements.

Virements

- a. The estimated expenditure and income for owner occupier energy efficiency measures was adjusted to reflect the revised annual demand levels - net £0.000m: Property Costs (£1.860m) and Income £1.860m.
- b. An allocation of £0.100m was transferred from Bad Debt Provision to allow for Tenancy Sustainment measures - net £0.000m: Property Costs (£0.100m) and Payments to Other Bodies £0.100m.
- c. The estimated expenditure on Loan Charges is amended to better reflect the profile of funding requirements - net £0.000m: Loan Charges (£1.810m) and Transfer to/(from) Balance Sheet £1.810m.

Report

4

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **10 August 2022**
 Report by: **Executive Director (Finance and Corporate Resources)**
Executive Director (Housing and Technical Resources)

Subject: **Revenue Budget Monitoring 2022/2023 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide information on the actual expenditure measured against the revenue budget for the period 1 April 2022 to 20 May 2022 for Housing and Technical Resources (excl HRA).

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the breakeven position as at 20 May 2022 on Housing and Technical Resources (excl HRA) revenue budget, as detailed in Appendix A of the report, be noted; and
- (2) that the proposed budget virements be approved

3. Background

3.1. This is the first revenue budget monitoring report presented to the Housing and Technical Resources Committee for the financial year 2022/2023.

3.2. The report details the financial position for Housing and Technical Resources (excl HRA) in Appendix A, then details the individual services in Appendices B and C.

4. Employee Implications

4.1. There are no employee implications as a result of this report.

5. Financial Implications

5.1. As at 20 May 2022, there is a breakeven position against the phased budget.

6. Other Implications

6.1. The main risk associated with the Council's revenue budget is that there is an overspend. The risk has been assessed as low given the detailed budget management applied across the Resources. The risk is managed through 4-weekly Budget Monitoring Meetings at which any variance is analysed. In addition, the probable outturn exercise ensures early warning for corrective action to be taken where appropriate.

7. Climate Change, Sustainability and Environmental Implications

- 7.1. There are no Climate Change, Sustainability and Environmental Implications in terms of the information contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. There is also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

6 July 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, Effective, Efficient and Transparent

Previous References

- ◆ Executive Committee, 29 June 2022.

List of Background Papers

- ◆ Financial ledger and budget monitoring results to 20 May 2022.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Hazel Goodwin, Finance Manager

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E-mail: Hazel.Goodwin@southlanarkshire.gov.uk

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 20 May 2022 (No.2)

Housing and Technical Resources Summary (excl HRA)

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 20/05/22	Actual 20/05/22	Variance 20/05/22		% Variance 20/05/22	Notes
Employee Costs	43,888	43,888	0	5,044	4,943	101	under	2.0%	
Property Costs	19,725	19,725	0	3,487	3,457	30	under	0.9%	
Supplies & Services	14,145	14,145	0	1,377	1,285	92	under	6.7%	
Transport & Plant	4,584	4,584	0	616	479	137	under	22.2%	
Administration Costs	3,748	3,748	0	459	448	11	under	2.4%	
Payments to Other Bodies	8,014	8,014	0	649	649	0	-	0.0%	
Payments to Contractors	18,756	18,756	0	1,176	1,156	20	under	1.7%	
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	154	154	0	14	7	7	under	50.0%	
Total Controllable Exp.	113,014	113,014	0	12,822	12,424	398	under	3.1%	
Total Controllable Inc.	(95,726)	(95,726)	0	(10,157)	(9,759)	(398)	under recovered	(3.9%)	
Net Controllable Exp.	17,288	17,288	0	2,665	2,665	0	-	0.0%	
Transfer to Reserves as at (20/05/22)	0	0	0	0	0	0	-		
Position After Transfers to Reserves (20/05/22)	17,288	17,288	0	2,665	2,665	0	-	0.0%	

Variance Explanations

Variances are shown in Appendix B and C as appropriate.

Budget Virements

Virements are shown in Appendix B and C as appropriate.

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 20 May 2022 (No.2)

Housing Services

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 20/05/22	Actual 20/05/22	Variance 20/05/22		% Variance 20/05/22	Notes
Employee Costs	2,344	2,344	0	272	275	(3)	over	(1.1%)	
Property Costs	5,593	5,593	0	1,785	1,783	2	under	0.1%	
Supplies & Services	84	84	0	6	0	6	under	100.0%	
Transport & Plant	96	96	0	15	9	6	under	40.0%	
Administration Costs	144	144	0	20	20	0	-	0.0%	
Payments to Other Bodies	4,028	4,028	0	380	380	0	-	0.0%	
Payments to Contractors	2,750	2,750	0	0	0	0	-	0.0%	
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	11	11	0	3	0	3	under	100.0%	
	0	0	0	0	0	0			
Total Controllable Exp.	15,050	15,050	0	2,481	2,467	14	under	0.6%	
Total Controllable Inc.	(6,569)	(6,569)	0	(546)	(532)	(14)	under recovered	(2.6%)	
Net Controllable Exp.	8,481	8,481	0	1,935	1,935	0	-	0.0%	
Transfer to Reserves as at (20/05/22)	0	0	0	0	0	0	-		
Position After Transfers to Reserves (20/05/22)	8,481	8,481	0	1,935	1,935	0	-	0.0%	

Variance Explanations

None.

Budget Virements

None.

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 20 May 2022 (No.2)

Property Services

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 20/05/22	Actual 20/05/22	Variance 20/05/22		% Variance 20/05/22	Notes
Employee Costs	41,544	41,544	0	4,772	4,668	104	under	2.2%	1
Property Costs	14,132	14,132	0	1,702	1,674	28	under	1.6%	a
Supplies & Services	14,061	14,061	0	1,371	1,285	86	under	6.3%	2
Transport & Plant	4,488	4,488	0	601	470	131	under	21.8%	3
Administration Costs	3,604	3,604	0	439	428	11	under	2.5%	
Payments to Other Bodies	3,986	3,986	0	269	269	0	-	0.0%	b, c
Payments to Contractors	16,006	16,006	0	1,176	1,156	20	under	1.7%	
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	143	143	0	11	7	4	under	36.4%	
Total Controllable Exp.	97,964	97,964	0	10,341	9,957	384	under	3.7%	
Total Controllable Inc.	(89,157)	(89,157)	0	(9,611)	(9,227)	(384)	under recovered	(4.0%)	4
Net Controllable Exp.	8,807	8,807	0	730	730	0	-	0.0%	
Transfer to Reserves as at (20/05/22)	0	0	0	0	0	0	-		
Position After Transfers to Reserves (20/05/22)	8,807	8,807	0	730	730	0	-	0.0%	

Variance Explanations

1. The variance in Employee Costs relates to vacancies which are actively being recruited or are still under consideration whilst service requirements are determined.
2. The expenditure on materials varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
3. The use of plant and equipment varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
4. The level of income recovered varies depending on the current workload and timing for the recovery of income on a wide variety of major capital and revenue works.

Budget Virements

- a. Additional planned maintenance funding from CFCR net £3.000m: £3.000m Property Costs.
- b. Transfer from CFCR in respect of Private Sector Housing Scheme of Assistance. Net Effect £1.000m: Payment to Other Bodies £1.000m.
- c. Transfer of Community Investment budget from reserves net £0.113m: £0.113m Payments to Other Bodies.

Report

5

Report to:	Housing and Technical Resources Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Revenue Budget Monitoring 2022/2023 - Housing and Technical Resources - Housing Revenue Account (HRA)
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide information on the actual expenditure measured against the revenue budget for the period 1 April 2022 to 20 May 2022 for Housing and Technical Resources (HRA)

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the breakeven position on Housing and Technical Resources' (HRA) revenue budget, as detailed in Appendix A of the report, be noted

3. Background

3.1. This is the first revenue budget monitoring report presented to the Housing and Technical Resources Committee for the financial year 2022/2023.

3.2. The report details the financial position for Housing and Technical Resources (HRA) in Appendix A.

4. Employee Implications

4.1. There are no employee implications as a result of this report.

5. Financial Implications

5.1. As at 20 May 2022, there is a breakeven position against the phased budget.

6. Other Implications

6.1. The main risk associated with the Council's revenue budget is that there is an overspend. The risk has been assessed as low given the detailed budget management applied across the Resources. The risk is managed through 4-weekly Budget Monitoring Meetings at which any variance is analysed. In addition, the probable outturn exercise ensures early warning for corrective action to be taken where appropriate.

7. Climate Change, Sustainability and Environmental Implications

7.1. There are no Climate Change, Sustainability and Environmental Implications in terms of the information contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. There is also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

6 July 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, Effective, Efficient and Transparent

Previous References

- ◆ Executive Committee, 29 June 2022.

List of Background Papers

- ◆ Financial ledger and budget monitoring results to 20 May 2022.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 20 May 2022 (No.2)

Housing Revenue Account

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 20/05/22	Actual 20/05/22	Variance 20/05/22		% Variance 20/05/22	Notes
Employee Costs	13,914	13,914	0	1,575	1,584	(9)	over	(0.6%)	
Property Costs	46,906	46,906	0	6,684	6,693	(9)	over	(0.1%)	
Supplies & Services	609	609	0	23	26	(3)	over	(13.0%)	
Transport & Plant	195	195	0	23	19	4	under	17.4%	
Administration Costs	5,644	5,644	0	893	881	12	under	1.3%	
Payments to Other Bodies	3,030	3,030	0	301	301	0	-	0.0%	
Payments to Contractors	100	100	0	17	21	(4)	over	(23.5%)	
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	26,050	26,050	0	3,283	3,283	0	-	0.0%	
Total Controllable Exp.	96,448	96,448	0	12,799	12,808	(9)	over	(0.1%)	
Total Controllable Inc.	(112,000)	(112,000)	0	(9,933)	(9,925)	(8)	under recovered	(0.1%)	
Transfer to/(from) Balance Sheet	(2,773)	(2,773)	0	(462)	(479)	17	over recovered	3.7%	
Net Controllable Exp.	(18,325)	(18,325)	0	2,404	2,404	0	-	0.0%	
Loan Charges	18,325	18,325	0	0	0	0	-		
Net Controllable Exp.	0	0	0	2,404	2,404	0	-	0.0%	

Variance Explanations

None

Virements

None

Report

6

Report to:	Housing and Technical Resources Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Capital Budget Monitoring 2021/2022 - Housing and Technical Resources (excl Housing Revenue Account)
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide information on the progress of the capital programme for Housing and Technical Resources (excl HRA) for the period 1 April 2021 to 31 March 2022.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the Housing and Technical Resources (excl HRA) capital programme of £6.801 million and expenditure for the year of £5.484 million, be noted.

3. Background

- 3.1. This is the final capital monitoring report presented to the Housing and Technical Resources Committee for the financial year 2021/2022.
- 3.2. As noted in the last report to this Committee (8 December 2021), the budget for Housing and Technical Resources for financial year 2021/2022, including carry forward, was £8.146 million.
- 3.3. Since that meeting, the Executive Committee (2 February 2022) has also agreed changes to the Housing and Technical Resources Capital Programme totalling a net decrease of £1.345 million. The details are shown in Appendix A. This takes the Housing and Technical Resources programme for 2021/2022 to £6.801 million.
- 3.4. The report details the financial position for Housing and Technical Resources in Appendix A.

4. 2021/2022 Capital Programme – Final Position

- 4.1. As detailed in Section 3.3, the revised capital programme for Housing and Technical Resources for 2021/2022 was £6.801 million. Total expenditure to 31 March 2022 was £5.484 million, a difference of £1.317 million on the programme of £6.801 million.

- 4.2. The programme underspend of £1.317 million is mainly due to the timing of project spend on a number of projects within multi-year programmes. The main projects which are responsible for the underspend are: Prioritised Urgent Investment (£0.249m), Lifecycle Replacement Schools (£0.246m), Community Facilities Fund (£0.100m), Civic Centre Fabric Upgrade (£0.317m) and Central Energy Efficiency Fund (£0.367m) along with other minor movements.
- 4.3. Any underspend on these projects, along with the funding, will carry forward into next financial year as required. An update on the 2022/2023 programme is detailed in a separate report to this Committee.
- 4.4. While sections 4.1 to 4.3 detail the position on the capital programme as set, Accounting Regulations mean that adjustments are required to report spend correctly as either capital or revenue for the purposes of publishing our Annual Accounts. This includes where spend is in relation to assets that are not owned by the Council and where the spend must be classed as revenue. There is no operational impact for projects from this adjustment, it is an accounting entry only.
- 4.5. £0.036 million of capital spend is required to be recorded as revenue spend. This transfer means that, for the purpose of publishing our Annual Accounts only, there is capital spend of £5.448 million.

5. Employee Implications

- 5.1. There are no employee implications as a result of this report.

6. Financial Implications

- 6.1. The financial implications are detailed in section 4 of this report.

7. Climate Change, Sustainability and Environmental Implications

- 7.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

8. Other Implications

- 8.1. The main risk associated with the Council's capital programme is that there is an overspend. The risk has been assessed as low given the detailed project management plans prepared and monitored for each project. The risk of overspend is managed through 4-weekly Investment Management Meetings.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 9.2. There was also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

20 July 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Housing and Technical Resources Committee, 8 December 2021
- ◆ Executive Committee, 2 February 2022

List of Background Papers

- ◆ Financial ledger to 31 March 2022

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Appendix A

South Lanarkshire Council Capital Expenditure 2021-2022 Housing and Technical Resources Programme (excl HRA) For Period 1 April 2021 – 31 March 2022

<u>Housing and Technical Resources (excl HRA)</u>	Base Budget £000	Budget Adjustments £000	Slippage £000	Total Budget £000	Anticipated Spend £000	Actual Expenditure £000
Office Accommodation	7,828	(455)	(1,480)	5,893	5,893	4,943
Private Housing Scheme of Assistance	0	0	0	0	0	0
Other Housing	559	349	0	908	908	541
TOTAL	8,387	(106)	(1,480)	6,801	6,801	5,484

Accounting Adjustments

Less Transfers to Revenue	(36)
Add Transfers to Capital	-
2021/22 Outturn Position (Accounting Basis Only)	5,448

For Information Only

Budget Adjustments approved by Executive Committee 2 February 2022:

Budget Adjustments

Prioritised Urgent Investment Fund	(£0.680m)
Prioritised Urgent Investment Fund – Law Football Pavilion Upgrade and drainage to Sports Pitches	(£0.015m)
Principal Offices – Fabric and Service Investment	(£0.650m)
Total Budget Adjustments	(£1.345m)

Report

7

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **10 August 2022**
 Report by: **Executive Director (Finance and Corporate Resources)**
Executive Director (Housing and Technical Resources)

Subject: **Capital Budget Monitoring 2021/2022 - Housing and Technical Resources (Housing Revenue Account)**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide information on the progress of the capital programme for Housing and Technical Resources (HRA) for the period 1 April 2021 to 31 March 2022.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the revised Housing and Technical Resources (HRA) capital programme of £79.640 million and expenditure to 31 March 2022 of £73.181 million, be noted.

3. Background

- 3.1. This is the fourth capital monitoring report presented to the Housing and Technical Resources Committee for the financial year 2021/2022.
- 3.2. As noted in the report to the Committee on 29 September 2021, the budget for the revised programme for Housing & Technical Resources is £79.640 million.
- 3.3. The report details the financial position for Housing and Technical Resources (HRA) in Appendix A.

4. Employee Implications

4.1. There are no employee implications contained within this report.

5. Financial Implications

- 5.1. The Housing capital programme for 2021/2022 totals £79.640 million and is detailed along with the funding sources at Appendix A to this report.
- 5.2. The actual expenditure on the Housing programme was £73.181 million, a net underspend of £6.459 million. The delivery of the Housing capital programme for 2021/2022 has been affected by the pandemic. Part of this underspend relates to the New Housing Supply Programme and this was due to the volume of buy backs, which was lower than targeted levels due to current market conditions. The remainder of the underspend relates to our ongoing investment in stock, which has been affected by the Covid-19 restrictions

6. Climate Change, Sustainability and Environmental Implications

- 6.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

7. Other Implications

- 7.1. The main risk associated with the Council's capital programme is that there is an overspend. The risk has been assessed as low given the detailed project management plans prepared and monitored for each project. The risk of overspend is managed through 4-weekly Investment management meetings.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. There was also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

7 July 2022

Link(s) to Council Values/Priorities/Outcomes

- Accountable, Effective, Efficient and Transparent

Previous References

- Executive Committee, 23 June 2021
- Executive Committee, 22 September 2021
- Executive Committee, 1 December 2021
- Executive Committee, 29 June 2022
- Housing & Technical Committee, 17 February 2021
- Housing & Technical Committee, 5 May 2021
- Housing & Technical Committee, 30 June 2021
- Housing & Technical Committee, 29 September 2021
- Housing & Technical Committee, 8 December 2021

List of Background Papers

- Financial ledger to 31 March 2022

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Ext: 2699 (Tel: 01698 452699)

E-mail: hazel.goodwin@southlanarkshire.gov.uk

	£m	£m
Anticipated Capital Expenditure 2021/22		79.640
Estimated Financing Position 2021/22		
Capital Receipts	0.000	
Capital Financed From Current Revenue	19.637	
Prudential Borrowing	50.532	
Specific Grant – Scottish Government New Council Houses	7.191	
Specific Grant – Scottish Government Buy Backs	2.160	
Specific Grant – Scottish Government Mortgage to Rent	0.120	
Other Income	0.000	
		<u>79.640</u>
Actual Expenditure to 31 March 2022		73.181
Actual Financing Position to 31 March 2022		
Capital Receipts	1.537	
Capital Financed From Current Revenue	19.637	
Prudential Borrowing	39.942	
Specific Grant – Scottish Government New Council Houses	6.235	
Specific Grant – Scottish Government Buy Backs	1.995	
Specific Grant – Scottish Government Mortgage to Rent	0.056	
Other Income	3.779	
		<u>73.181</u>

Report

8

Report to:	Housing and Technical Resources Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Capital Budget Monitoring 2022/2023 - Housing and Technical Resources (excl Housing Revenue Account)
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide information on the progress of the capital programme for Housing and Technical Resources (excl HRA) for the period 1 April 2022 to 20 May 2022.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the Housing and Technical Resources (excl HRA) capital programme of £8.125 million and expenditure to date of £0.061 million, be noted.

3. Background

- 3.1. This is the first capital monitoring report presented to the Housing and Technical Resources Committee for the financial year 2022/2023. Further reports will follow throughout the year.
- 3.2. The budget of £8.125 million for Housing and Technical Resources is based on the overall capital programme for 2022/2023, which was approved by the Executive Committee on 29 June 2022.
- 3.3. The report details the financial position for Housing and Technical Resources in Appendix A.

4. Employee Implications

4.1. There are no employee implications as a result of this report.

5. Financial Implications

- 5.1. The total capital programme for Housing and Technical Resources is £8.125 million. This budget is based on the original programme of projects approved by the Council in February 2022, updated to include budget carried forward from financial year 2021/2022 as well as additional funding received and used to fund expenditure incurred in 2021/2022.
- 5.2. As has been the case in previous years, it has been identified that to comply with accounting rules, some project expenditure should be reported through the revenue budget as it cannot be classed as capital. Budget of £4 million has been transferred to Housing and Technical Resources' revenue budget, along with the relevant funding for Private Housing Scheme of Assistance project (£1 million) and £3 million

of the Planned Asset Management budget. In relation to Planned Asset Management, the total overall budget across capital and revenue, remains at £4.800 million. This will continue to be reviewed to ensure that it is classed appropriately (as revenue or capital) and any further movement reported to a future meeting. These accounting adjustments are included in the programme of £8.125 million.

- 5.3. The position for period 2 is anticipated spend to date of £0.061 million and spend to 20 May 2022 amounts to £0.061 million.

6. Climate Change, Sustainability and Environmental Implications

- 6.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

7. Other Implications

- 7.1. The main risk associated with the Council's capital programme is that there is an overspend. The risk has been assessed as low given the detailed project management plans prepared and monitored for each project. The risk of overspend is managed through 4-weekly Investment Management Meetings.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. There was also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

20 July 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ South Lanarkshire Council (Special), 23 February 2022
- ◆ Executive Committee, 29 June 2022

List of Background Papers

- ◆ Financial ledger to 20 May 2022

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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South Lanarkshire Council
Capital Expenditure 2022-2023
Housing and Technical Resources Programme (excl HRA)
For Period 1 April 2022 – 20 May 2022

<u>Housing and Technical Resources (excl HRA)</u>	Base Budget £000	Budget Adjustments £000	Slippage £000	Total Budget £000	Budget to Date £000	Actual Expenditure £000
Office Accommodation	7,758	0	0	7,758	61	61
Private Housing Scheme of Assistance	0	0	0	0	0	0
Other Housing	367	0	0	367	0	0
TOTAL	8,125	0	0	8,125	61	61

Report

9

Report to:	Housing and Technical Resources Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Capital Budget Monitoring 2022/2023 - Housing and Technical Resources (Housing Revenue Account)
----------	--

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide information on the progress of the capital programme for Housing and Technical Resources (HRA) for the period 1 April 2022 to 20 May 2022.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the revised Housing and Technical Resources (HRA) capital programme of £52.230 million and expenditure of £3.289 million, be noted.

3. Background

- 3.1. This is the first capital monitoring report presented to the Housing and Technical Resources Committee for the financial year 2022/2023.
- 3.2. The budget is based on the capital programme for the year, which was presented to the Executive Committee on 29 June 2022.
- 3.3. The report details the financial position for Housing and Technical Resources (HRA) in Appendix A.

4. Employee Implications

4.1. There are no employee implications contained within this report.

5. Financial Implications

- 5.1. The Housing capital programme for 2022/2023 totals £52.230 million and is detailed along with the funding sources at Appendix A to this report.
- 5.2. The Resource is expecting to spend to this level, work will continue in the coming months to monitor achievable spend.

6. Climate Change, Sustainability and Environmental Implications

- 6.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

7. Other Implications

- 7.1. The main risk associated with the Council's capital programme is that there is an overspend. The risk has been assessed as low given the detailed project management plans prepared and monitored for each project. The risk of overspend is managed through 4-weekly Investment Management Meetings.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. There was also no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

6 July 2022

Link(s) to Council Values/Priorities/Outcomes

- Accountable, Effective, Efficient and Transparent

Previous References

- Executive Committee, 29 June 2022

List of Background Papers

- Financial ledger to 20 May 2022

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Hazel Goodwin, Finance Manager (Resources)

Ext: 2699 (Tel: 01698 452699)

E-mail: hazel.goodwin@southlanarkshire.gov.uk

	£m	£m
Anticipated Capital Expenditure 2022/23		52.230
Estimated Financing Position 2022/23		
Capital Receipts	0.000	
Capital Financed From Current Revenue	26.050	
Prudential Borrowing	22.018	
Specific Grant – Scottish Government New Council Houses	2.242	
Specific Grant – Scottish Government Buy Backs	1.800	
Specific Grant – Scottish Government Mortgage to Rent	0.120	
Other Income	0.000	
		<u>52.230</u>
Actual Expenditure to 20 May 2022		3.289
Actual Financing Position to 20 May 2022		
Capital Receipts	0.007	
Capital Financed From Current Revenue	3.282	
Prudential Borrowing	0.000	
Specific Grant – Scottish Government New Council Houses	0.000	
Specific Grant – Scottish Government Buy Backs	0.000	
Specific Grant – Scottish Government Mortgage to Rent	0.000	
Other Income	0.000	
		<u>3.289</u>

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Finance and Corporate Resources) and Executive Director (Housing and Technical Resources)

Subject:	Housing and Technical Resources – Workforce Monitoring – April to May 2022
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide employment information for April to May 2022 relating to Housing and Technical Resources

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

(1) that the following employment information for April to May 2022 relating to Housing and Technical Resources, be noted:-

- ◆ attendance statistics
- ◆ occupational health
- ◆ accident/incident statistics
- ◆ discipline, grievance and Dignity at Work cases
- ◆ analysis of leavers and exit interviews
- ◆ staffing watch as at 12 March 2022

3. Background

3.1. As part of the Council's performance management arrangements, regular workforce monitoring reports are submitted to Committee. This report for Housing and Technical Resources provides information on the position for April to May 2022.

4. Monitoring Statistics

4.1. Attendance Statistics (Appendix 1)

Information on absence statistics is analysed for the month of May 2022 for Housing and Technical Resources.

The Resource absence figure for May 2022 was 6.0%, this figure has decreased by 1.6% when compared to last month and is 0.6% higher than the Council-wide figure. Compared to May 2021, the Resource absence figure has increased by 2.1%.

Based on the absence figures at May 2022 and annual trends, the projected annual average absence for the Resource for 2022/2023 is 6.8%, compared to a Council-wide average figure of 5.5%.

For the financial year 2022/2023, the projected average days lost per employee equates to 8.1 days, compared with the overall figure for the Council of 6.5 days per employee.

Managers follow the procedures outlined in the Maximising Attendance Policy to support employees to remain at work or to return to work after a sickness absence. There are comprehensive employee supports in place and additionally, Personnel Services works in close partnership with line managers and Resource Management Teams on a case management basis to ensure that appropriate actions are taken.

The attendance information contained in this report includes absences as a result of Covid-19 and employees are being supported through this difficult time to maintain attendance levels where they can. At the time of this report, the Council overall absence level was 4.73% with 1.07% of this relating to Covid-19 for sickness and special leave.

4.2. Occupational Health (Appendix 2)

In terms of referrals to occupational health, which include medical examinations and physiotherapy, overall, 116 referrals were made this period. This represents an increase of 30 when compared with the same period last year.

4.3. Accident/Incident Statistics (Appendix 2)

There were 5 accidents/incidents recorded within the Resource this period, an increase of 2 when compared to the same period last year.

4.4. Discipline, Grievance and Dignity at Work (Appendix 2)

During the period, no disciplinary hearings were held within the Resource, this represents a decrease of 1 when compared to the same period last year. During this period, no appeals were heard by the Appeals Panel. No grievances were raised within the Resource, this figure remains unchanged when compared to the same period last year. No Dignity at Work complaints were raised within the Resource, this figure remains unchanged when compared to the same period last year.

4.5. Analysis of Leavers (Appendix 2)

There was a total of 6 leavers in the Resource this period eligible for an exit interview. This figure has increased by 2 when compared with the same period last year. Three exit interviews were conducted in this period an increase of 2 when compared to the same period last year.

4.6. When processing an employee termination, managers were asked to identify whether they intended to replace the employee who had left the Council. If they indicated that they did not intend to replace the employee, they were asked to select from the following options:-

- ◆ plan to hold for savings
- ◆ fill on a fixed term basis pending savings
- ◆ transfer budget to another post
- ◆ end of fixed term contract

4.7. Appendix 2a provides a breakdown of vacant posts and whether these are being replaced or held for savings. In the period April to May 2022, 24 (18.36 FTE) employees in total left employment, managers indicated that 23 (17.36 FTE) were being filled and 1 (1.0 FTE) is being left vacant pending a savings or service review.

5. Staffing Watch

- 5.1. There has been a decrease of 7 in the number of employees in post from 12 March 2022 compared to 11 December 2021.

6. Employee Implications

- 6.1. There are no implications for employees arising from the information presented in this report.

7. Financial Implications

- 7.1. All financial implications are accommodated within existing budgets.

8. Climate Change, Sustainability and Environmental Implications

- 8.1. There are no Climate Change, Sustainability and Environmental Implications in terms of the information contained within this report.

9. Other Implications

- 9.1. There are no implications for sustainability or risk in terms of the information contained within this report.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 10.2. There was no requirement to undertake any consultation in terms of the information contained in this report.

Paul Manning

Executive Director (Finance and Corporate Resources)

Daniel Lowe

Executive Director (Housing and Technical Resources)

5 July 2022

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent
- ◆ Fair, open and sustainable
- ◆ Ambitious, self aware and improving
- ◆ Excellent employer
- ◆ Focused on people and their needs
- ◆ Working with and respecting others

List of Background Papers

- ◆ Monitoring information provided by Finance and Corporate Resources

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Elaine Maxwell, HR Business Manager

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E-mail: Elaine.Maxwell@southlanarkshire.gov.uk

Absence Trends - 2020/2021, 2021/2022 & 2022/2023
Housing & Technical Resources

APT&C				Manual Workers				Resource Total				Council Wide			
	2020 / 2021	2021 / 2022	2022 / 2023		2020 / 2021	2021 / 2022	2022 / 2023		2020 / 2021	2021 / 2022	2022 / 2023		2020 / 2021	2021 / 2022	2022 / 2023
April	4.1	3.2	5.5	April	3.5	3.6	10.6	April	3.8	3.3	7.6	April	4.4	4.3	5.6
May	2.8	2.9	4.5	May	2.0	4.2	8.1	May	2.5	3.4	6.0	May	3.1	4.9	5.4
June	3.2	3.5		June	2.0	6.2		June	2.7	4.6		June	2.7	4.7	
July	2.7	4.0		July	2.7	5.7		July	2.7	4.7		July	2.3	4.0	
August	2.5	4.9		August	3.4	7.9		August	2.8	6.2		August	3.1	4.7	
September	2.1	5.8		September	3.3	8.1		September	2.6	6.8		September	4.2	6.4	
October	2.9	5.2		October	3.9	9.0		October	3.3	6.8		October	4.8	6.3	
November	3.7	5.7		November	5.6	9.2		November	4.5	7.2		November	5.8	6.9	
December	3.3	4.6		December	4.8	9.5		December	3.9	6.7		December	5.6	6.9	
January	3.5	5.2		January	4.4	8.8		January	3.9	6.7		January	4.8	7.0	
February	3.2	6.4		February	4.7	8.5		February	3.8	7.3		February	4.8	6.6	
March	3.1	7.8		March	4.5	10.7		March	3.6	9.0		March	4.9	7.9	
Annual Average	3.1	4.9	5.0	Annual Average	3.7	7.6	9.4	Annual Average	3.3	6.1	6.8	Annual Average	4.2	5.9	5.5
Average Apr-May	3.5	3.1	5.0	Average Apr-May	2.8	3.9	9.4	Average Apr-May	3.2	3.4	6.8	Average Apr-May	3.8	4.6	5.5
No of Employees at 31 May 2022			866	No of Employees at 31 May 2022			577	No of Employees at 31 May 2022			1443	No of Employees at 31 May 2022			16196

For the financial year 2022/23, the annual average days lost per employee equates to 8.1 days.

HOUSING AND TECHNICAL RESOURCES

	Apr - May 2021	Apr - May 2022
MEDICAL EXAMINATIONS		
Number of Employees Attending	29	49
EMPLOYEE COUNSELLING SERVICE		
Total Number of Referrals	9	8
PHYSIOTHERAPY SERVICE		
Total Number of Referrals	29	30
REFERRALS TO EMPLOYEE SUPPORT OFFICER	19	29
REFERRALS TO COGNITIVE BEHAVIOUR THERAPY	0	0
TOTAL	86	116

CAUSE OF ACCIDENTS/INCIDENTS	Apr-May 2021	Apr - May 2022
Specified Injuries*	0	0
Over 7 day absences	0	2
Over 3 day absences**	1	0
Minor	2	1
Near Miss	0	0
Violent Incident: Physical****	0	0
Violent Incident: Verbal*****	0	2
Total Accidents/Incidents	3	5

*A Specified Injury is any fracture (other than to the fingers, thumbs or toes), amputation, loss of sight, serious burns, crushing injury, scalping, loss of consciousness caused by asphyxiation/ head injury, a chemical or hot metal burn to the eye or penetrating injury as defined by the HSE.

**Over 3 day / over 7day absence is an injury sustained outwith specified injury category that results in a period of absence of absence as defined by the HSE.

***Near Miss - Any unexpected, unplanned occurrence (except Dangerous Occurrences) that does not lead to injury of persons, damage to property, plant or equipment but may have done so in different circumstance.

****Physical violent incidents are included in the "Specified" figures, where applicable, to provide the "Total Specified" figures.

*****Physical violent incidents and ***** Verbal Violent Incidents are included in the "Over 3-day or Over 7-day" figures, where applicable, to provide the "Total Over 3-day or Over 7-day" figures.

*****Physical Violent Incidents and ***** Verbal Violent Incidents are included in the "Minor" figures, where applicable, to provide the "Total Minor" figures.

RECORD OF DISCIPLINARY HEARINGS	Apr-May 2021	Apr - May 2022
Total Number of Hearings	1	0
Total Number of Appeals	0	0
Appeals Pending	0	0
Time Taken to Convene Hearing Apr - May 2022		
0-3 Weeks	4-6 Weeks	Over 6 Weeks
0	0	0

RECORD OF GRIEVANCE HEARINGS	Apr-May 2021	Apr - May 2022
Number of Grievances	0	0
Number Resolved at Stage 1	0	0
Number Resolved at Stage 2	0	0
Number Resolved at Stage 3	0	0
Still in Progress	0	0

RECORD OF DIGNITY AT WORK	Apr-May 2021	Apr - May 2022
Number of Incidents	0	0
Number Resolved at Informal Stage	0	0
Number Resolved at Formal Stage	0	0
Number of Appeals	0	0
Appeals in Process	0	0
Still in Process	0	0

ANALYSIS OF REASONS FOR LEAVING	Apr-May 2021	Apr - May 2022
Number of Exit Interviews conducted	1	3
Total Number of Leavers Eligible for Exit Interview	4	6

Percentage of interviews conducted	50%	50%
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Appendix 2a				
	April 2022 - May 2022		Cumulative total (Apr 22 - Mar 23)	
	FTE *	H/C **	FTE	H/C
Number of Leavers	18.36	24	18.36	24
Replace Employee	17.36	23	17.36	23
Leave vacant pening savings review	1.00	1	1.00	1
Plan to remove for savings	0.00	0	0.00	0
Filling on a Temp Basis	0.00	0	0.00	0
Plan to transfer budger to another post	0.00	0	0.00	0
End of fixed term post	0.00	0	0.00	0
* Full time equivalent				
** Head count/number of employees				

**JOINT STAFFING WATCH RETURN
HOUSING & TECHNICAL RESOURCES**

As at 12 March 2022

Total Number of Employees

MALE		FEMALE		TOTAL
F/T	P/T	F/T	P/T	
831	23	314	128	1296

*Full - Time Equivalent No of Employees

Salary Bands

Director	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Fixed SCP	Teacher	TOTAL
1.00	209.82	628.46	356.31	33.20	9.00	2.00	0.00	0.00	1239.79

As at 11 December 2021

Total Number of Employees

MALE		FEMALE		TOTAL
F/T	P/T	F/T	P/T	
839	24	311	129	1303

*Full - Time Equivalent No of Employees

Salary Bands

Director	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Fixed SCP	Teacher	TOTAL
1.00	210.89	634.14	360.12	30.60	10.00	2.00	0.00	0.00	1248.75

Report

11

Report to:	Housing and Technical Resource Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Annual Review of the South Lanarkshire Rapid Rehousing Transition Plan 2021/2022
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ update the Committee on the completion of the third annual review of the Rapid Rehousing Transition Plan (RRTP) 2019 to 2024

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the progress made in delivering the RRTP objectives, as set out in the RRTP Annual Review 2021/2022, attached as Appendix 1, be noted;
- (2) that the proposed revisions to the RRTP, detailed in section 5, be approved; and
- (3) that the key priorities to be progressed in 2022/2023, detailed in section 7, be noted

3. Background

- 3.1. In October 2017, the Scottish Government established the Homelessness and Rough Sleeping Action Group (HARSAG) to develop solutions to ending homelessness and rough sleeping across Scotland. Included in the recommendations was the requirement for local authorities to develop a five-year RRTP.
- 3.2. HARSAG was reconvened in June 2020 to make further recommendations on actions required to end homelessness during the Covid-19 pandemic and beyond, recognising the increased demand on homelessness services and maintaining a focus on the prevention of homelessness.
- 3.3. South Lanarkshire's RRTP was developed in collaboration with a wide range of partners and stakeholders in 2019 and is subject to an established annual review process. The plan built upon a long-standing commitment and a well-established framework within South Lanarkshire, to meet the needs of homeless people.
- 3.4. The second annual review covering the period 2020/2021 was approved by Housing and Technical Resources Committee on 30 June 2021 and reported to the Community Planning Partnership Board on 15 September 2021.

- 3.5. In accordance with requirements, the third annual review, covering 2021/2022 was submitted to the Scottish Government on 30 June 2022. When forwarding the review, it was noted that it was being submitted, subject to approval at the first meeting of the Housing and Technical Resources Committee of the new Council.
- 3.6. To support implementation of the RRTP, the Scottish Government has confirmed funding of £451,000 for 2022/2023 and a further £451,000 for 2023/2024. This funding will continue to be used to progress delivery of the 5 key priority objectives of the plan.

4. Annual Review 2021/2022

- 4.1. The RRTP is structured around 5 high level priority objectives. There are 53 indicators against which the Council and its partners monitor progress, comprising 33 actions and 20 measures. In accordance with wider reporting arrangements across the Council, these indicators are categorised into 'blue', 'green', 'amber' and 'red' depending on the progress made against them.
- 4.2. During 2021/2022, positive progress was made, with over 96% of the indicators on or only slightly behind target, to achieve the projected outcomes within the identified timescales. Table 1 below, details the categorisation of the 53 indicators.

Table 1: Categorisation of RRTP indicators 2021/22

Status	Measures	Actions	Total	%
Blue	0	1	1	1.9%
Green	13	31	44	81.1%
Amber	7	0	7	15.1%
Red	0	0	0	0%
Report later/Contextual	0	1	1	1.9%
Totals	20	33	53	100%

- 4.3. Table 1 illustrates that good progress continues to be made within the RRTP, with 1 indicator completed, 44 progressing well and on target and 7 showing minor slippage.
- 4.4. Full details and progress against all indicators are provided in the RRTP Annual Review 2021/2022, attached as Appendix 1 and a summary of progress within each of the 5 priority objectives has been provided in Table 2 below.

Table 2: Summary of RRTP Year 3 Achievements

RRTP Priority Objective	Achievement
1. Prevent homelessness occurring and significantly reduce homelessness	<ul style="list-style-type: none"> 657 additional homes for social rent were delivered across South Lanarkshire. This included 604 new build properties and an additional 53 homes secured through the council's Open Market Purchase Scheme. 72% of Housing Options cases were closed with support being provided by the Integrated Housing Options Team to prevent homelessness from occurring. This is despite an increase of 28% in approaches to the service on the previous year. An allocation of £254,221 from the Covid-19 Tenant Grant Fund assisted in homelessness prevention and tenancy sustainment by providing financial assistance and support to social rented tenants and tenants in the private rented sector with covid related rent arrears.

RRTP Priority Objective		Achievement
		<ul style="list-style-type: none"> A further 25% reduction in long term homelessness from 56 households living in temporary accommodation for more than 1 year in 2020/21 to 42 in 2021/22. This is an overall 65% reduction since the RRTP was implemented in 2019.
2.	Significantly reduce time spent by households in temporary accommodation and minimise moves before moving to a settled home	<ul style="list-style-type: none"> 21 homeless households had their temporary tenancies converted (or flipped) to a Scottish Secure Tenancy (SST), providing the household with a permanent home and avoiding the need for further moves. This exceeded the target of 20 per year. Since the introduction of the RRTP a total of 75 properties have been "flipped" to SSTs. Permanent lets to homeless households across social housing in South Lanarkshire represented 53% of all council and 32% of RSL lets during 2021/22 and will continue to be an area of focus during 2022/23. A 22% reduction in time spent in temporary accommodation by households with children.
3.	Improve and increase the provision of housing support for households to live independently within communities	<ul style="list-style-type: none"> The HomeStart team continued to provide support and assistance to all new tenants, including those who may be at most risk of not sustaining their tenancy and future homelessness. In 2021/22, 217 starter packs were provided to new tenants. Since full roll of the service in 2019, a total of 681 starter packs have been provided to new tenants to help with sustainment and prevent repeat homelessness. Commissioned services, provided by The Salvation Army, Blue Triangle Housing Association and Right There continue to deliver tailored packages of intensive support to service users with multiple and complex needs.
4.	Expand the scope of Housing First and capacity of our Housing First approach to be the first response for households with multiple complex needs	<ul style="list-style-type: none"> A further 11 individuals engaged with the Housing First programme which offers intensive support and access to settled housing. Since 2019, 33 individuals have engaged in the Housing First Programme. The overall sustainment rate for Housing First cases is 83%.
5.	Enhance integration of partnership working to embed RRTP through a whole systems approach	<ul style="list-style-type: none"> Partner Contribution Statements (PCS) support the RRTP by setting out the specific contributions which each partner intends to make towards delivering the five priority objectives. Two Directions relating to health and homelessness are included within the Health and Social Care Partnership's Strategic Commissioning Plan and continue to be progressed.

5. Proposed Revisions to the RRTP

- 5.1. In addition to reviewing the progress made against the actions and measures set out within the RRTP action plan, the annual review also provides the opportunity to re-examine the plan to ensure that the priority objectives, actions and measures remain appropriate, relevant and measurable.
- 5.2. Table 3 below details the proposed amendment to the RRTP and sets out the existing action to be removed and the proposed replacement action. Subject to approval, this revision will be incorporated into the RRTP action plan for 2022/2023.

Table 3: Proposed new action for inclusion in RRTP action plan

RRTP Ref.	Current action/measure	Status	RRTP Ref.	Proposed replacement action/measure (where appropriate)
A1.5A	Monitor progress of the expansion of the Private Sector Access and Sustainment Service(PSASS) administered by YPeople	Complete	A1.5B	Continue to support people to overcome the financial barriers to accessing accommodation in the private rented sector through the PSASS

6. RRTP Priorities for 2022/2023

- 6.1. The review of progress in Year 3 of the RRTP noted that, under very challenging circumstances, significant positive indicators of success have been achieved. The review also confirmed the continuing commitment of partners to delivering RRTP priorities over the short-term as well as securing the longer-term objectives of the plan.
- 6.2. Year 4 priorities will build on key learning points from the first 3 years of the plan and also on the progress achieved by working in partnership to deliver services which are focussed on preventing homelessness and minimising the impact of homelessness where crisis cannot be avoided.
- 6.3. Detailed below is a summary of the key priorities to be progressed during Year 4 of the plan (2022/2023):-
- ◆ continue to deliver affordable homes for social rent
 - ◆ ongoing focus on prevention of homelessness, particularly in relation to households with children
 - ◆ continue to reduce long-term homelessness
 - ◆ sustain or increase the proportion of social housing lets directed to homeless households
 - ◆ further progress the homelessness Directions contained within the Strategic Commissioning Plan
 - ◆ continue to maintain and develop links to the Local Child Poverty Action Report
 - ◆ monitor implementation of specific pathways for victims of domestic abuse and young care leavers
 - ◆ continue to implement specific pathways for individuals released from prison
 - ◆ continue to focus on pathways and a Housing Options approach for young people
 - ◆ continue to expand the council's HomeStart service for new tenants
 - ◆ continue to expand the Housing First approach
 - ◆ continue to convert temporary units to permanent accommodation

7. Next Steps

- 7.1. The RRTP Annual Review 2021/2022, attached as Appendix 1, was submitted to the Scottish Government by the required timescale of 30 June 2022 subject to approval by Housing and Technical Resources Committee in August 2022. Officers await feedback from this submission and will consider any relevant actions within this.
- 7.2. The outcomes from the RRTP Annual Review 2021/2022 will be presented to the South Lanarkshire Community Planning Partnership Board for noting on 14 September 2022.

8. Employee Implications

- 8.1. There are no employee implications as a result of this report.

9. Financial Implications

- 9.1. The RRTP confirmed the significant level of resources required to be directed towards the prevention and alleviation of homelessness. The Scottish Government has provided £2,184,717 in funding to assist in the development and implementation of the RRTP. This includes £451,000 to support the continued implementation of the RRTP in 2022/2023.
- 9.2. As part of the ongoing RRTP monitoring and review process, consideration is given by all partners on how to further embed RRTP activities into mainstream services. At the same time partners will continue to identify opportunities to access additional funding, which is required to meet not only RRTP objectives but also to support achievement of national objectives detailed within the Ending Homelessness Together Action Plan.

10. Climate Change, Sustainability and Environmental Implications

- 10.1. This report does not introduce a new policy, function or strategy which impacts on the natural environment, climate change or sustainability.

11. Other Implications

- 11.1. The content of this report will contribute to the evidence to support the requirements of the Annual Assurance Statement.
- 11.2. There are no additional risks associated with this report.

12. Equality Impact Assessment and Consultation Arrangements

- 12.1. An equality impact assessment was carried out on the RRTP. The assessment confirmed that the plan will make a positive contribution to the promotion of equalities.
- 12.2. A Strategic Environmental Assessment (SEA) pre-screening determination was completed as part of the development of the RRTP 2019 to 2024. This confirmed there is no requirement for a separate SEA to be carried out for the RRTP.
- 12.3. The RRTP was developed and co-produced with a range of key partners and stakeholders. These groups have confirmed their commitment to work together to ensure the delivery of the priority outcomes. Through the Homelessness Strategy Group, these partners have been involved in monitoring and reviewing progress of the plan.

Annette Finnan
Head of Housing Services
(Housing and Technical Resources)

29 June 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Focused on people and their needs
- ◆ Caring, connected, sustainable communities
- ◆ People live the healthiest lives possible
- ◆ Our children and young people thrive

- ◆ Good quality, suitable and sustainable places to live

List of Background Papers

- ◆ South Lanarkshire Rapid Rehousing Transition Plan 2019-24, Housing and Technical Resources Committee Report, 23 January 2019
- ◆ Annual Review of the South Lanarkshire Rapid Rehousing Plan 2020/21. Housing and Technical Resources Committee Report, 30 June 2021

Contact for Further Information

If you would like further information, please contact:-

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Lesley Cockburn, Strategy Co-ordinator (RRTP)

Lesley.cockburn@southlanarkshire.gov.uk

South Lanarkshire Council
Rapid Rehousing Transition Plan
Annual Review 2021/22



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Foreword

Councillor Davie McLachlan

Chair of Housing and Technical Resources Committee



I am pleased to report that the third year of South Lanarkshire's Rapid Rehousing Transition Plan has been a successful one with a wide range of services and partner organisations coming together and working towards our shared aim of addressing homelessness across South Lanarkshire

This review shows the breadth of work that has been undertaken over the year. I am pleased to see the reduction in the level of homelessness in South Lanarkshire and, in particular the significant reduction in the number of people who have been homeless for more than 12 months. We have also continued to work towards the commitment to deliver 1,000 additional council homes, alongside significant increases in the numbers of additional affordable housing provided by our housing association partners.

As we move forward into year four of the plan, I am confident that we will continue to build on the good work and outcomes already achieved. Ensuring we maximise opportunities to increase the supply of affordable housing will provide the essential foundation for delivering the impact on homelessness which we seek to achieve over the remaining two years of the plan.



Councillor Joe Fagan

Chair of South Lanarkshire's Community Planning Partnership Board



Over the past year, a wide range of work to tackle homelessness and meet the needs of homeless households has been delivered by partners from across the Community Planning Partnership.

This review highlights just some of the excellent work that is being delivered every day by partners to improve the lives of people in South Lanarkshire. In particular, it is really encouraging to see new, innovative approaches to support those who are amongst the most vulnerable in our community, particularly given the challenges many have also faced during the Covid-19 pandemic.

We must continue to work together, utilising the strength of the Community Planning Partnership to ensure that we achieve a step change in addressing homelessness across South Lanarkshire over the next year of the Plan.



1. Executive Summary

1.1 Effective partnership working and a shared commitment to addressing homelessness has enabled good progress to be made during the third year of the South Lanarkshire Rapid Re-Housing Transition Plan (RRTP).

This review, co-ordinated by the Homelessness Strategy Group, confirms South Lanarkshire's continuing commitment to partnership working in the delivery of services and support to those at risk of or who are experiencing homelessness, and the progress made in delivering on the outcomes within the RRTP.

A summary of the key highlights from the third year of the RRTP include: -

- A 21% reduction in the number of households who were homeless (969 households at the 31 March 2021 reducing to 765 households at the end of March 2022)
- A 4% reduction in the number of homeless presentations to the Council from 2225 in 2020/21 to 2134 in 2021/22
- A significant reduction in long-term homelessness, with 25% fewer homeless households living in temporary accommodation for more than 12 months.
- A 22% reduction in time spent in temporary accommodation by households with children since March 2020/21
- An 8% reduction in children affected by homelessness since 2018/19
- Continued growth of the Housing First approach with a further 9 households with multiple and complex needs supported during the year. A total of 33 households are now included within the programme.
- The council and its Housing Association partners continued to increase the supply of affordable housing in South Lanarkshire, delivering a total of 657 additional homes during the year.
- A continued focus on the percentage of empty social rented properties directed to homeless households saw, 53% of all vacant council homes and 33% of Registered Social Landlord lets in 2021/22 to homeless households compared to 49% and 29% respectively from the RRTP baseline set in 2018.
- A 1% increase in the number of homeless households sustaining their tenancies for more than 12 months, to 92% overall.
- A further 21 temporary homes converted to secure tenancies, reflecting the choice of the homeless household, and settled position reducing any further upheaval.
- A continued focus across the partnership to delivering quality person-centred support meeting a wide range of needs
- Increased funding through the Tenancy Sustainment Fund to assist council tenants experiencing financial difficulties
- 324 households across all tenures were provided with financial assistance for covid related rent arrears, through the Scottish Government Tenant Grant Fund.
- An increase in housing options prevention activity, with a continued focus on early intervention resulted in homelessness being prevented in 72% of cases.
- Continuation of the successful HomeStart service, assisting 217 new tenants settle into their home and community, which includes furniture starter pack, financial advice including assistance to access benefits and minimise fuel costs, preventing the risk of repeat homelessness.
- Further promotion of digital inclusion through the continuation of the 'Bringing IT Home' and Connecting Scotland programme, with a further 79 vulnerable households provided with devices and unlimited internet access for 2 years.

2. Background

2.1 National Context

The requirement to prepare Rapid Rehousing Transition Plans (RRTPs) was introduced by the Scottish Government in 2018. The RRTP and subsequent reviews have documented the dynamic policy and legislative context within which the RRTP is being implemented. This challenging context has continued in 2021/22 and included the following major developments: -

- ‘Preventing Homelessness in Scotland’, a consultation published jointly by the Scottish Government and COSLA in December 2021, sought views on proposals to introduce statutory prevention duties across public bodies, re-emphasising that the responsibility for preventing homelessness needs to be shared across community planning partners.
- The publication of ‘Branching Out: The National Framework’ was launched to support organisations to scale up Housing First. This framework encourages local authorities to work towards the provision of evidence-based systems with integrated services and a right based, person-centred approach to housing and homelessness.
- ‘Housing to 2040’, the Scottish Government’s route map for the housing sector over the next 20 years was published in March 2021. The publication sets out the Scottish Government’s ambition to deliver 110,000 affordable homes by 2031/32 which is anticipated to deliver outcomes in tackling child poverty and alleviating homelessness. There is also a strategic objective to progress new approaches to house those experiencing homelessness quickly and provide an appropriate intensity of support through Housing First
- The links between homelessness and poverty are well documented and 2021/22 has witnessed a significant economic downturn accompanied by what has been characterised as the “cost of living crisis”. It is projected that the period ahead will continue to present significant economic challenges which will disproportionately impact on economically disadvantaged households at greatest risk of homelessness.

2.2 South Lanarkshire Context

South Lanarkshire Council’s Rapid Rehousing Transition Plan 2019-24 (RRTP) was developed in conjunction with a wide range of partners and submitted to the Scottish Government in December 2018. The RRTP builds upon a well-established partnership framework in South Lanarkshire and aims to act upon the opportunity to achieve a step change in preventing and reducing homelessness. The vision set out in South Lanarkshire’s RRTP is to ensure: -

“Homelessness in South Lanarkshire is significantly reduced, with homeless households moving to a settled home as quickly as possible”

- 2.3 South Lanarkshire Council has a long-standing strong commitment to meeting the needs of homeless people. In 2021/22 the focus has been to continue this approach and seek opportunities to implement developments in integrating services to improve outcomes for homeless households. These include an integrated housing contribution statement in the

new Health and Social Care Partnership's Strategic Commissioning Plan (2022-25) and an ongoing commitment to address homelessness within the South Lanarkshire Community Plan. Indeed, the alignment of the RRTP with community planning is further emphasised by the inclusion within the new "Community Plan 2022 to 2032" of the following high-level priority

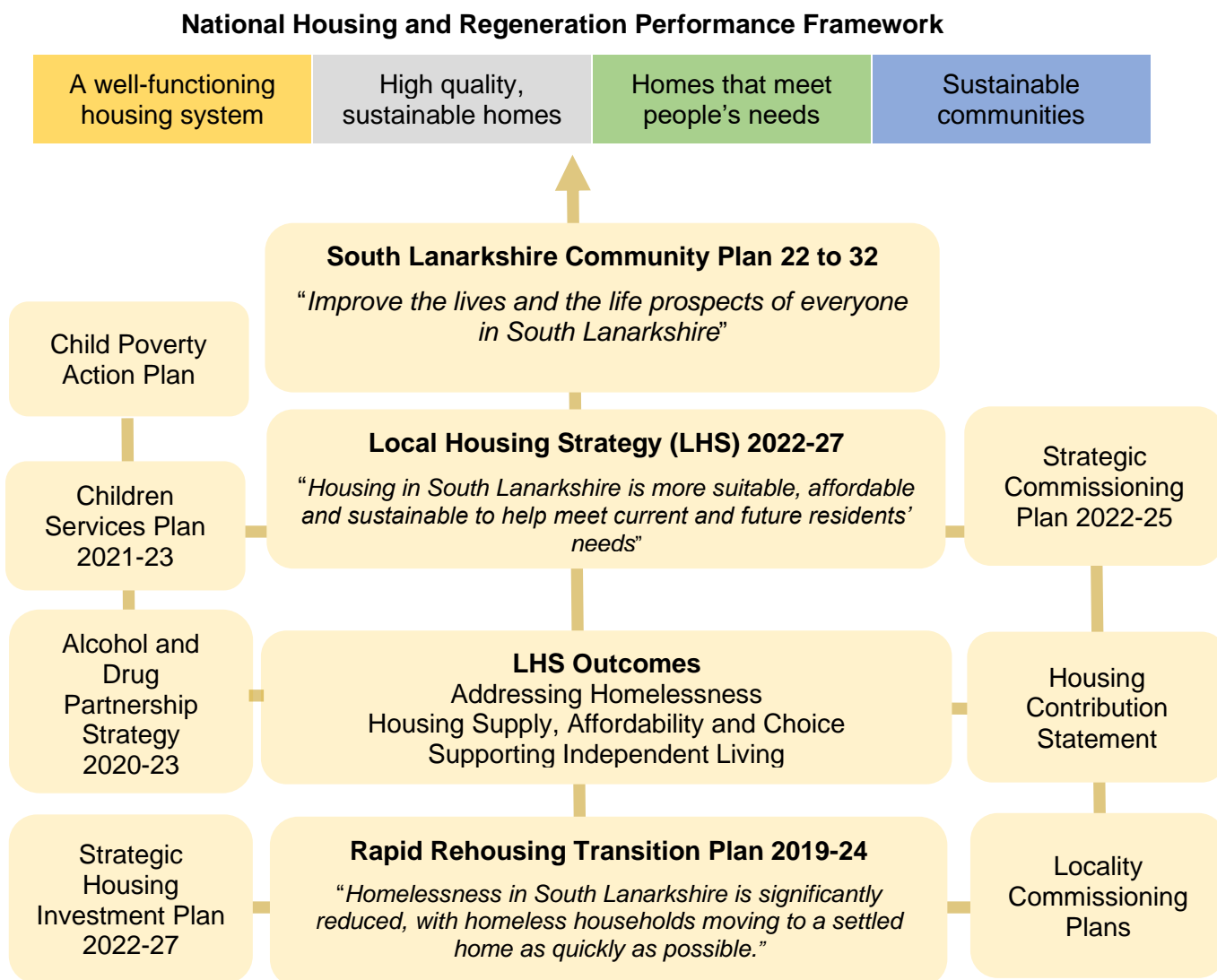
We will work in partnership to prevent and significantly reduce homelessness, and improve outcomes for those at risk of or who experience homelessness

- 2.4 Over several years, the council has significantly increased and developed its use of temporary accommodation to meet a range of needs, tested and expanded prevention activity. During 2021/22 a 'Temporary Accommodation Strategic Plan' has been developed in partnership with an external consultant which has provided a remodelling tool with the aim of monitoring and projecting forward as we anticipate demand continues to reduce, ensuring supply is maintained at the optimal level throughout and beyond the transition period streamlining the provision of temporary accommodation in South Lanarkshire over the longer-term.
- 2.5 **Co-production**
The South Lanarkshire RRTP was co-produced through intensive engagement with key partners and this approach has been continued in the development and delivery of this, and the two previous annual reviews. The RRTP links to wider strategic groups including the Local Housing Strategy Steering Group, Homelessness Strategy Group, 'Make A Stand' Group, which includes representation by Women's Aid South Lanarkshire and East Renfrewshire, a range of Corporate Parenting groups and boards, Alcohol and Drug Partnership and related groups such as drug death monitoring. The review reflects the progress that has been made against the most challenging of backdrops, including continuing to mitigate the impact of Covid-19 and support people facing the most difficult financial circumstances.
- 2.6 **Covid-19**
While the impact of the pandemic has continued in 2021/22 the improving context has enabled a focus on progressing towards pre-pandemic levels for key indicators, such as the number of homelessness presentations and the level of homelessness. In this regard, progress has been made within the year with a 4% decrease in homelessness presentations, a 15% decrease in the levels of homelessness and a 6.5% decrease in demand for temporary accommodation. This trend mirrored that experienced across Scotland where between September 2020 and September 2021, there was also a 7% decrease in demand for temporary accommodation.
- 2.7 **Local Resilience**
The Homelessness Strategy Group continued to meet on an 8-weekly basis on a virtual platform throughout 2021/22 allowing monitoring of key objectives and planning to continue. Flexibility and resilience became apparent as key learning points from the pandemic.
- A system of quarterly monitoring of the RRTP Measures and Actions was established during 2021/22 which has kept relevant stakeholders and senior management informed of progress throughout the year and provided the opportunity to raise awareness of Rapid Rehousing.
- Senior managers from the council also attended regular meetings of the Housing Options West HUB meeting, benefiting from shared learning across authorities and Scottish Government updates.

2.8 Links to other Strategies

The RRTP was developed to align closely with a broad range of partner strategies and plans being progressed in South Lanarkshire. Figure 1 below demonstrates the relationship between these and the National Housing and Regeneration Performance Framework.

Figure 1: Diagram showing RRTP Links to other plans and strategies



2.9 During 2021/22, further work continued to strengthen the above links, ensuring homelessness and its wider impact is appropriately reflected in each strategy/plan. Key developments included: -

- the inclusion of actions relating to homelessness within the Local Child Poverty Action Plan 2022/23.
- the inclusion of specific RRTP related priorities within the South Lanarkshire Community Plan.
- the inclusion of homelessness actions and monitoring within the Children's Services (Corporate Parenting) Action Plan and Re-designing Children's Services plan.
- progression of two Homelessness Directions within the Health and Social Care Partnership's Strategic Commissioning Plan (2022-25).
- the inclusion of action on homeless prevention within the Alcohol and Drug Partnership Strategy 2020-23 (Priority 4 A public Health Approach) and overall emphasis on early intervention and prevention.
- As noted above the inclusion of the high-level priority relating to homelessness within the new "Community Plan 2022 to 2032"

2.10 Governance

The South Lanarkshire Homelessness Strategy Group is the partnership responsible for the prioritisation and delivery of actions set out within the RRTP, in addition to the range of actions routinely monitored across the range of partnership plans.

The group meets every eight weeks and have the following remit: -

- monitoring and reporting on progress in relation to the RRTP.
- reviewing and updating key actions and measures/indicators, considering new and emerging policy priorities and resources as required.

The RRTP was developed to ensure that its' priority objectives align with the Local Housing Strategy (LHS) 2022-27 priority outcomes for addressing homelessness.

Annual updates on progress against the actions within the LHS are reported to Executive Committee and the RRTP reported to Housing and Technical Resources Committee and the Community Planning Partnership Board.

2.11 Funding

In 2021/22, the third full year of the plan, £440,000 was allocated to South Lanarkshire from the Scottish Government. Scottish Government funding from year two was carried forward into Year three of the RRTP and was fully committed to RRTP activities. In December 2021 it was confirmed that £453,000 would be allocated to South Lanarkshire for 2022/23 and 2023/24.

Since the first award of funding from the Scottish Government in 2019 and taking account of the funding noted above for future years, a total of £2.643m has been allocated to South Lanarkshire to support the development and implementation of the RRTP.

As noted in previous review the level of funding allocated and secured since 2019 is less than the original calculation made of the resources required to secure full delivery of the plan. While partners have continued to progress actions utilising all resources available, some actions within the plan have been limited or not progressed as a result.

A summary of the key areas which have been progressed using funding received from the Scottish Government's Ending Homelessness Together Fund is detailed below: -

- Expansion of specialist support services to meet a range of complex need including repeat homelessness, multiple needs in particular addiction and mental health, further supported by Alcohol and Drug Partnership (ADP) funding.
- Scaling up of the Housing First approach and enhanced furniture starter pack provision offering homeless households' greater choice and support in making their house a home.
- Continued focus on homeless prevention at points of transition in people's lives, including the further development of the Sustainable Housing on Release for Everyone (SHORE) approach
- Continued delivery and further development of
 - approaches to Gender Based Violence and
 - housing pathway planning for young people moving on from care
- The further development of services to prevent homelessness in the private sector through the Private Sector Access and Sustainment Service delivering advice along with practical and financial support to sustain private tenancies.
- Delivering 'Bringing IT Home', a digital inclusion programme, further supported via Connecting Scotland and Lintel Trust funding.
- Establishment of a fully trained peer support network supported by wider partnership networks for ongoing learning, development, and support
- Re-configuration of services based on learning through pandemic and positive outcomes achieved.
- Strengthening of pathway approaches to ensure a planned approach to meeting the needs of specific groups, including young care leavers and those fleeing domestic abuse

Other funding sources

Partners within the Homelessness Strategy Group are clear on the need to actively consider other potential funding routes to take forward priority activities, and how mainstream services and budgets can be revised or re-focused to help deliver RRTP priorities.

Significant progress was made in the year with:

- Confirmation of additional funding from the EU Poverty and Inclusion fund of £172,976, which will largely be utilised to deliver the HomeStart project providing valuable information and practical assistance to new tenants
- Distribution of £173,082 allocated from the Scottish Government Tenant Grant Fund established to provide financial assistance to tenants from the social and private rented sectors with covid related rent arrears
- A test pilot for specialist support to meet multiple and complex needs with £63,000 committed by the Drug Task Force in 2021/22 delivered a 1-year programme in

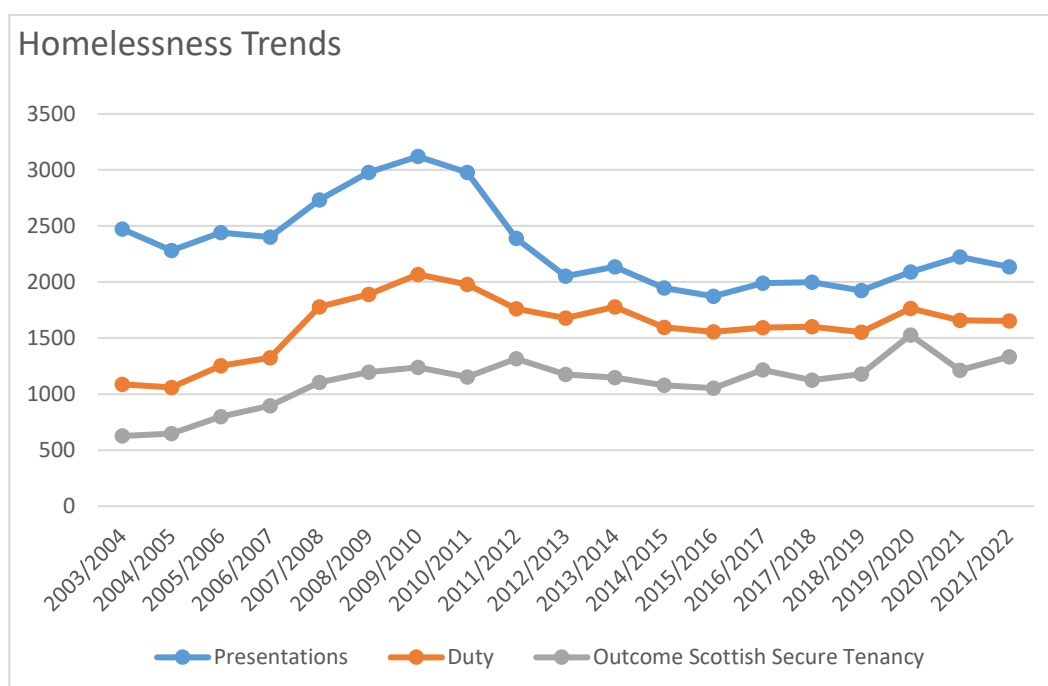
partnership with Turning Point Scotland. This service was successful in its aim to meet gaps in crisis response service provision out with office hours and intervening to prevent injury or deaths among the homeless population. Learning from this test for change work informed development of a new ADP funded out of hours service in South Lanarkshire established in 2022/23.

- The Alcohol and Drug Partnership has also confirmed an allocation of £80,000 in year four and five of the plan to deliver services specifically designed to meet the needs of vulnerable women with addictions.
- The Criminal Justice Service committed £40,000 to test a community-based sentencing partnership approach.
- Successful partnership bid to Healthcare Improvement Scotland for inclusion in a yearlong “Reducing Harm, Improving Care” programme brought expert resources to South Lanarkshire’s partnership enhancing our collaborative approach to meeting need, in particular for those experiencing homelessness, addiction and poor mental health.

3. Homelessness Trends in South Lanarkshire

- 3.1 In line with national guidance the R RTP incorporates analysis of homelessness trends over the last 15 years. The annual review provides an opportunity to consider any significant changes against the baseline position, review projections contained within the R RTP and analyse the outturn figures, at the end of the third year.
- 3.2 In the previous financial year (202/21) the impact of the Covid 19 pandemic resulted in significant divergence from key long term homelessness trends, such as the level of application and demand for temporary accommodation. While, as noted above there has during the year been a move towards pre-pandemic levels for some indicators significant uncertainty remains in relation to homelessness trends. Considered alongside the particularly challenging economic climate and the “cost of living crisis” there is a clear potential for demand for homelessness services to increase over the short and medium term. The challenging context further underlines the importance of local partners continuing to work collaboratively to monitor and respond to the direction of emerging measures.
- 3.3 The year has also witnessed a significant increase in the involvement of local partners in supporting national refugee resettlement programmes, with the establishment of the “Homes for Ukraine Scheme” and the continued expansion of the “Afghan Resettlement Programme”. Additionally, in April 2022 the UK Government announced its intention to implement a policy of “full dispersal” of asylum seekers with target levels of dispersal to each nation and region to be established during 2022/23. Given the on-going crisis in Ukraine and wider global uncertainty it can be anticipated that both locally and nationally demands for housing and support services for refugees and people seeking asylum will increase significantly in the year ahead .
- 3.4 **Homelessness demand**
- 3.4.1 Figure 2 below demonstrates the trend in the number of homelessness presentations received between 2002/03 and 2021/22, measured against the number of cases where the council had a duty to house the applicant and the number of cases that resulted in a Scottish Secure Tenancy being allocated upon case closure.

Figure 2 – Homelessness trends 2002-2021

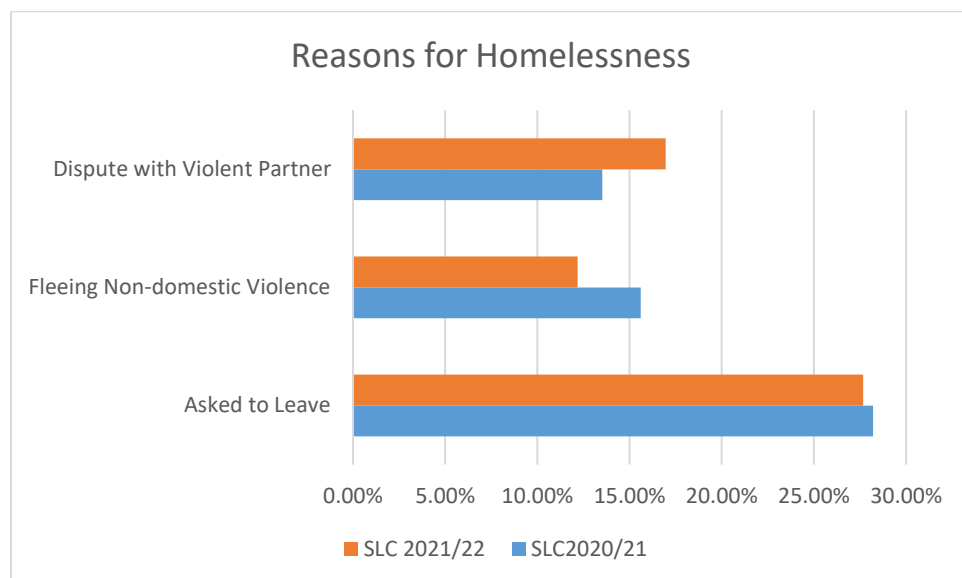


- There has been a 4.1% decrease in the number of homeless presentations, from 2,225 in 2020/21 to 2,134 in 2021/22. This is despite the challenges of the pandemic and reveals a downward trajectory towards pre-pandemic levels.
- Of the total number of presentations, the council had a duty to house 77% compared with 75% in 2020/21. This is a welcome downward trajectory in short term demand for temporary accommodation not witnessed through the pandemic. The reduction took place in the context of the council continuing to provide good quality temporary accommodation from point of contact until homelessness is resolved
- Positive outcomes remain proportionally high with 80% of statutory homeless households being provided with a Scottish Secure Tenancy either by the council or by RSL partners. This is outcome is higher than the Scottish national figure of 78%.
- Tenancy sustainment continues to improve with 92% of homeless households sustaining their tenancy for over 12 months in 2021/22, compared with 91% in 2020/21.
- There has been a continued focus on maximising the percentage of lets to homeless households in 2021/22 (53%). Although within target bands agreed, this is lower than 2020/21 level, in part due to the impact and timescales related to regeneration new build activity with secondary lets progressing beyond year end. The council will continue to focus on maximising lets to homeless households, including ongoing work with RSL partners to maximise overall lets to homeless households.
- The percentage of homeless households being allocated a Scottish Secure Tenancy increased to 53% which is higher than Scottish national figure of 51%

3.4.2 Reasons for homelessness

Figure 4 below provides a comparison of reasons for homelessness between South Lanarkshire and Scotland in 2021/22.

Figure 4 – Reasons for homelessness



- Being asked to leave current accommodation continues to be the most common reason for presenting as homeless in South Lanarkshire (27.68%) which is a slight reduction on 2020/21 level of 28.21%.
- Fleeing non-domestic violence accounted for 12.19% of presentations in South Lanarkshire during 2021/22 which is a 3% reduction on 2020/21 level.
- Dispute with a violent partner accounted for 16.96% of all homeless presentations in South Lanarkshire, this is an increase of more than 3% on 2020/21 level.

3.4.3 By continuing to monitor RRTP data and its links to the Local Child Poverty Action Report it will be possible to shape support within our homelessness services to meet the needs of homeless households to reduce the likelihood of children going on to experience poverty and homelessness in adulthood. This also aligns with relevant housing and homelessness content within the South Lanarkshire Community Plan. The plan, during 2022/23, will focus on the prevention of homelessness and reducing time spent in temporary accommodation.

3.4.4 Where homelessness cannot be prevented the partnership is keen to ensure needs and vulnerabilities are understood at the earliest opportunity to mitigate the impact of homelessness on health and well-being. Between January and June 2021 150 referrals were made to the Homelessness Nursing Service of NHS Lanarkshire, they continue to provide a nurse led team assessing the needs of homeless households and referring on to the necessary services to improve health and well-being.

To further develop partnerships across health and homelessness services in March 2022, South Lanarkshire Health and Social Care Partnership Integration Joint Board reinforced the commitment to progress two homelessness Directions: firstly, to prioritise access to health

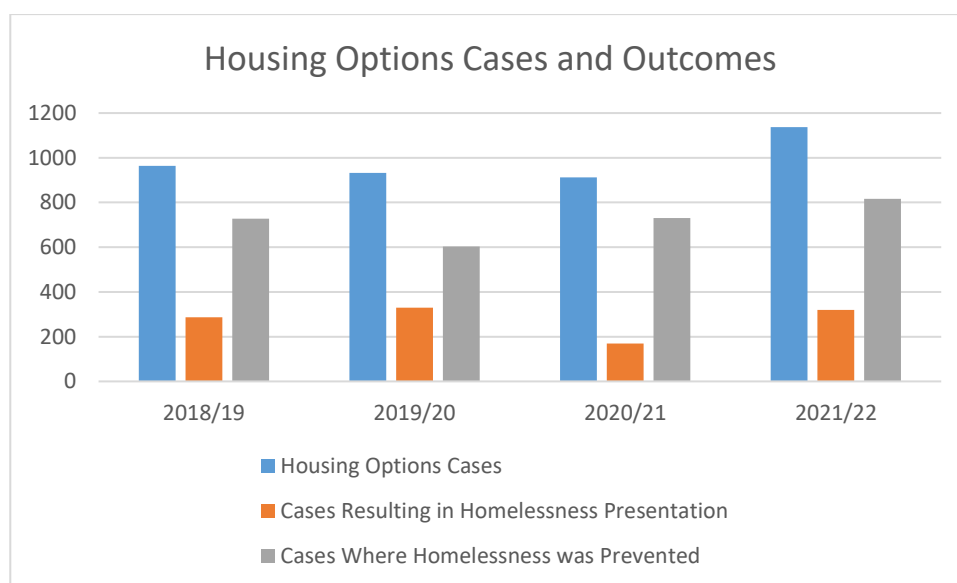
services for homeless households and establish routine enquiry about homelessness with service users. These Directions align with the particular and specific focus on homelessness within the Health and Social Care Partnership's Strategic Commissioning Plan 2022-25.

Effectively identifying needs will facilitate positive communication between Housing, Health and Social Care and Education and assist with the establishment of a co-ordinated care approach, particularly for those with multiple and complex needs. This will help mitigate the impact of homelessness as a traumatic event, an Adverse Childhood Experience (ACE) both independently and heightened for those who experience the collective impact of other traumatic experiences. This would particularly help with the planning and delivery of services for those who may be more vulnerable such as children and young people, those experiencing domestic abuse, experiencing mental health or addiction issues.

3.4.5 Prevention of Homelessness

Figure 5 illustrates the number of cases managed by the council's Housing Options service between 2018/19 and 2021/22 and details of the outcome of advice provided.

Figure 5 – Number of Housing Options cases and outcomes



- In the four-year period between 2018/19 and 2021/22, the number of approaches for advice and assistance to the council's Housing Options services increased by 25%, from 912 to 1137, the increase in approaches can be attributed at least in part, to increased awareness of the services provided by the Integrated Housing Options Team
- Positively, the increase in the number of housing option cases has also been accompanied by an increase in the proportion of cases where homelessness has been prevented from 731 in 2020/21 to 817 cases in 2021/22. This underlines the positive difference the Housing Options approach continues to have on preventing homelessness in South Lanarkshire.

There has been a significant focus on the development of prevention services over recent years, including during the period of the pandemic in preparation for an anticipated increased demand on this important first response to emerging housing need and risks.

3.5 Affordable Housing Supply (Social Rented)

3.5.1 Figure 6 below, provides details of the increase in social rented stock (owned by the council and Registered Social Landlords) across the different localities over the last two years.

Figure 6 – Total Social Rented Housing Supply (non-sheltered)

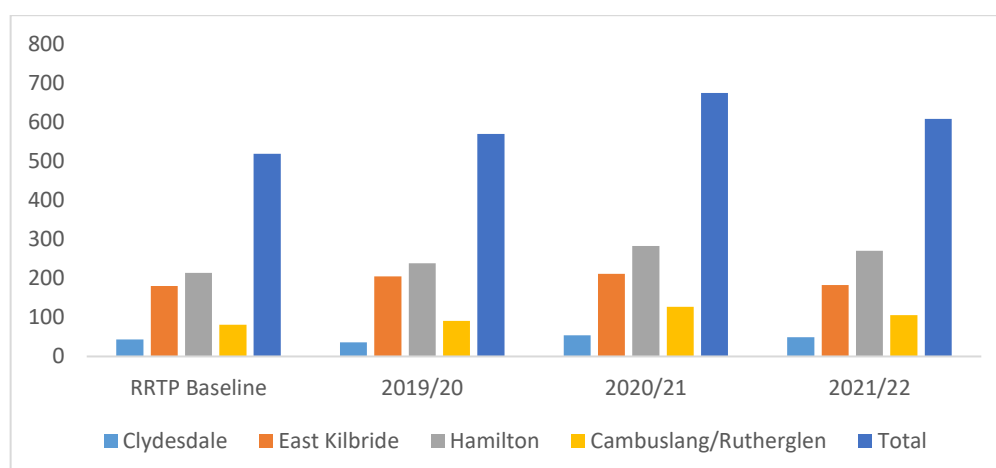
Description	Clydesdale	East Kilbride	Hamilton	Rutherglen/Cambuslang	South Lanarkshire
RRTP Baseline	6,077	6,261	10,970	6,674	29,982
2019/20 additions	32	107	93	52	284
2020/21 additions	6	210	10	113	339
2021/22 additions	62	108	177	310	657
Total	6,177	6,686	11,250	7,149	31,262

- Throughout the third year of the RRTP and despite the challenges to the construction industry due to Covid-19, the council and its' Registered Social Landlord partners have continued to increase the number of affordable homes for social rent across South Lanarkshire.
- In the 2021/22, a total of 657 additional affordable homes were delivered with 24% (155 homes) designed to meet the needs of those with particular needs, including wheelchair users.

3.5.2 Temporary Accommodation

Figure 7 below provides details of the supply of mainstream (self-contained furnished accommodation) by locality over the period since the RRTP was established

Figure 7 – Breakdown of mainstream temporary accommodation units by locality.



- During 2020/21, in response to Covid-19, a targeted approach was adopted to increase the supply of temporary accommodation in each locality as an interim measure to meet increased demand linked to the pandemic. Figure 7 above shows that over the course of the last year, across South Lanarkshire, there was a 10% decrease in the supply of self-

contained furnished temporary accommodation properties (from 676 units in 2020/21 to 609 units in 2021/22) because of decreasing demand for temporary accommodation over the course of 2021/22.

- In addition to the council's core temporary accommodation provision, self-contained furnished properties, ordinary homes across our communities, additional congregate living accommodation complements the portfolio. This ensures immediate housing and support needs can be met, on a 24-hour 7 day per week basis. The council's First Stop/Rapid Access Accommodation provides 83 units of safe, welcoming accommodation with staff providing appropriate assistance and support. There are also 49 units of specialist supported accommodation and 26 units of refuge accommodation through Women's Aid.

3.5.3 Our objective is to ensure that all homeless households spend the shortest possible time in suitable temporary accommodation before moving to a settled home. Reducing the need for temporary accommodation was an intended outcome of the council's LHS objectives, later reinforced within the RRTP and at the end of Year one there were early positive indications of this, whilst delayed by covid we are again making positive progress

3.5.4 A review of temporary accommodation was carried out during 2021/22 in partnership with an external contractor, with input from a range of stakeholders including elected members. This aim of this exercise was to

- assess the effectiveness of the current model in delivering successful outcomes, and
- support continued provision of the right level of good quality temporary accommodation, and
- inform the actions required to achieve RRTP targets to reduce supply of temporary accommodation when it was appropriate to do so.

This has informed the new Temporary Accommodation Strategic Plan which has been developed and will be implemented from 2022/23 onward

3.5.5 The process of "flipping" temporary units to Scottish Secure Tenancies has continued, with 75 units having been converted to a permanent home for homeless households since the implementation of the RRTP in 2019 with a focus on planning for longer term cases.

Case Study: Flipped Tenancy

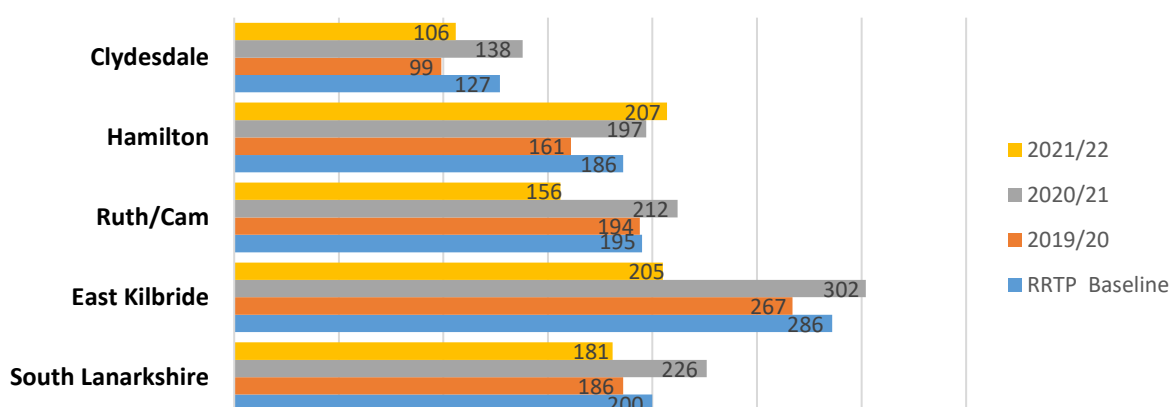
One homeless household was very pleased with the offer of converting her temporary accommodation as her son had become very settled in the property. Her eight-year-old son had developed severe anxiety due to witnessing violence against his mum in her previous relationship. He would not let his mother out of his sight and had become very isolated and would not mix with other children. When they were allocated their temporary accommodation, the child became settled, started going to the park with other children and his schoolwork began to improve. Identifying this was a positive move for this family the Housing Support Officer discussed the possibility of offering the property as a permanent settled home and a positive solution to their homelessness. The service user reports

"This really worked in my benefit, I couldn't believe my luck and I'm over the moon, my neighbours are pleased there is someone in the house permanently, I am a happy customer".

3.5.6 Figure 8 provides a comparison of the average number of days spent in temporary furnished accommodation (excluding First Stop, Supported) between 2019 (RRTP baseline position) and 2021/22.

South Lanarkshire Council's temporary accommodation planning, and monitoring processes have ensured consistent provision of suitable temporary accommodation with any use of unsuitable options such as bed and breakfast being minimal and very short term, there has therefore been no breaches of the Unsuitable Accommodation Order to report.

Figure 8 – Average number of days spent in temporary furnished accommodation by Locality



- The South Lanarkshire average number of days spent in self-contained temporary furnished accommodation decreased by 20% from 226 in 2020/21 to 181 days in 2021/22 and is now at the lowest point since the RRTP was approved.
- In 2019 (RRTP baseline) the average time spent in temporary furnished accommodation varied significantly by area, from 127 days in Clydesdale to 286 days in East Kilbride. The South Lanarkshire average being 200 days. This is due to higher demand for accommodation in more urban localities.
- There has been a 22% reduction in the time spent in temporary accommodation for households with children from 221 days in 2020/21 to 164 days in 2021/22
- Throughout the period the council has continued to make only minimal use of bed and breakfast accommodation, with only 32 placements and an average stay of 1.7 nights during 2021/22

3.5.7 A specific focus on reducing long-term homelessness has resulted in a significant achievement in the year with a 65% reduction in homeless households living in temporary accommodation for more than 12 months, from 120 households in 2018/19 to 42 households in 2021/22. This underlines the positive impact which the partnership is having and allows a positive projection to achieving an end to long-term homelessness in South Lanarkshire within the five-year timescale of the RRTP.

3.6 Repeat Homelessness

3.6.1 During 2021/22, there has been an increase in the proportion of repeat homelessness cases compared with the previous year from 4.6% in 2020/21 to 5.6% in 2021/22. This broadly

mirrors the national figure of 5% and there continues to be an increased focus on support, particularly for cases with complex needs, which contributes to improvements in tenancy sustainment and prevention of repeat homelessness. Analysis of repeat homelessness is ongoing and informing future service development.

Relatively low levels of rough sleeping continue to be reported across South Lanarkshire, from 162 reported instances during 2020/21 to 161 instances reported during 2021/22. Ongoing analysis shows households largely sleep rough through choice or lack of awareness of assistance available. In response a focused action plan was developed in collaboration with service users and partners intended to effect positive change. An example of action progressed during 2021/22 was promoting our 24-hour access to homeless services, including temporary accommodation, across the partnership (food banks, publications in health and public sector locations) and a social media campaign. On a positive note, a downward trajectory was noted towards year end, this remains an area of focus into 2022/23.

4. Year Three progress

4.1 Tackling homelessness requires a shared commitment from a range of agencies and partners in the public, private and third sectors. As such the RRTP was co-produced with partners and stakeholders involved in the decision-making process for agreeing priority actions contained within the plan.

4.2 Reviewing the plan

The Homelessness Strategy Group has responsibility for monitoring progress in relation to the RRTP and overseeing the annual review, including the evaluation of progress against actions and measures set out within the action plan and consideration of the appropriateness of the actions identified.

During the process of reviewing the third year of the RRTP, it has been recognised that progress has built upon the existing foundations of strong partnerships, and this will ensure the continuation and further development of key areas of work, it has been noted that while the expected progress in Year three has resulted in meeting key objectives whilst adapting to the impact of the public health emergency, a structure is in place enabling the achievement of positive outcomes.

4.3 Review Scorecard

To monitor progress against each of the five priority objectives in the RRTP, a traffic light scoring system is used. Attached to the priorities are 53 indicators comprising of 33 actions and 20 measures. A further category of blue is an addition to the second annual review and highlights actions which have been completed. Figure 8 below provides a summary of the position in relation to the progress made towards the achievement of the five priority objectives of the RRTP during 2021/22. Over 96% of indicators were either achieved or were close to target.

Figure 8: Scorecard

RRTP Scorecard 2020/21	Blue	Green	Amber	Red	Grey	Total
Prevent homelessness occurring and significantly reduce homelessness	1	10	3	0	0	14
Significantly reduce time spent by households in temporary accommodation and minimise moves before moving to settled homes	0	10	2	0	0	12
Improve and increase the provision of housing support for households to live independently within communities	0	12	0	0	0	12
Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs	0	8	1	0	1	10
Enhance integration and partnership working to embed RRTP through a whole systems approach	0	4	1	0	0	5
All	1	44	7	0	1	53

Colour	Progress
Blue	Complete
Green	Achieved/on target
Amber	Minor slippage
Red	Significantly off target
Grey	Report Later/Contextual

4.4 Key Highlights of Progress Made in Year 3

Detailed below are key highlights of the progress that has been made towards delivering the actions and measures outlined for Year three for each of the five RRTP priority objectives. Some examples of service user feedback and case studies have also been provided to demonstrate the positive outcomes achieved.

A summary of progress made in Year three, in relation to all actions and measures detailed in the RRTP Action Plan is also attached as Appendix 1.



Priority Objective 1: Prevent homelessness occurring and significantly reduce homelessness

- Significant impact on the levels of homelessness with a 21% reduction in the homelessness case load from the previous year. This achievement reflects the successful impact of early intervention through integrated housing options and a continued partnership focus on RRTP objectives.
- Improved availability of affordable housing in South Lanarkshire, with a total of 657 additional affordable homes for social rent delivered in 2021/22. This included 189 new build homes by Registered Social Landlords, 468 additional council homes (including 53 purchased through the Council's Open Market Purchase Scheme)
- Continued approach to promoting access to and sustainment of tenancies in the private sector in partnership with Right There (formerly YPeople). This includes an Innovation Fund which provides financial assistance to sustain private sector tenancies and prevent homelessness, including during 2020/21 the benefit of additional hardship funding administered to the private sector to prevent eviction due to build-up of arrears linked to the outbreak of covid19.
- Continued focus on early detection of housing risk factors and interventions to prevent homelessness where possible through the Integrated Housing Options model. In 2021/22, 72% of advice cases were closed with support being provided to prevent homelessness from occurring. This is despite a 28% increase in demand for services on the previous year.
- Continued strong focus on partnership working with commissioned services (Right There, The Salvation Army, Turning Point, Women's Aid, and Blue Triangle Housing Association), to deliver homelessness prevention and tenancy sustainment services, with a particular focus on households at risk of repeat homelessness.
- Improved service pathways developed between the Integrated Housing Options Team and Adult Employability Services to support adults at risk of homelessness to access work education or training.
- Ongoing pathway approach to ensure a planned approach to meeting the needs of young people moving on from a care setting and those affected by domestic abuse with a view to preventing homelessness wherever possible
- Ongoing joint approach to supporting young people moving on from a care setting including additional support available via Social Work's Throughcare and Aftercare team in close partnership with Housing Services.
- Improvements to the council's long standing housing pathway planning approach through review of processes and co-production with staff and service users. The revised client led approach, based on person centred planning principals will be implemented during 2022/23.

Quote from Blue Triangle tenant:

'I can't thank you enough for believing in me, for showing me that I am capable of much more than the life I was living. I now have belief in myself and self-worth. I am planning a future that I didn't know I was capable of until now'



Priority objective 2: Significantly reduce time spent by households in temporary accommodation and minimise moves before moving to a settled home

- A further 25% reduction in the number of households who have spent more than 12 months in temporary accommodation. Despite the challenges of the pandemic this figure has continued to reduce and since 2019/20 there has been a 65% reduction in long term homelessness from 120 in 2019/20 to 42 in 2021/22
- A 21% reduction in time spent in temporary accommodation from an average of 226 days in 2020/21 to an average of 181 days in 2021/22. This not only reflects improvements on a very challenging year but sees a 9.5% reduction compared against pre-pandemic levels.
- An increase in the number of temporary tenancies which were 'flipped' to a Scottish Secure Tenancy, providing the homeless household with a permanent home, and avoiding the need for the disruption of further moves. A total of 75 tenancies have been flipped since 2019/20
- The Council and its HomeFinder Registered Social Landlord (RSL) partners continue to maximise the percentage of lets to be directed to those on the Homeless List. In 2021/22, 53% of council properties were let to homeless applicants. HomeFinder RSLs collectively let 33% of vacant properties to homeless households.
- There continues to be a low incidence of rough sleeping in South Lanarkshire, however an action plan has been developed and there will be a continued focus throughout 2022/23 on raising awareness of the availability of assistance, including access to temporary accommodation on a 24-hour basis and there being no need for anyone to sleep rough in South Lanarkshire.



Priority Objective 3: Improve and increase the provision of housing support for households to live independently within the communities

- There has been a 4% increase in tenancy sustainment levels for council tenants since 2019/20. This is in part due to the support from the HomeStart Team and a focus on assisting new council tenants in South Lanarkshire, (including those at most risk of or who have experienced homelessness), to sustain their tenancy. In the last year, the HomeStart team provided information, advice and practical assistance to new tenants, including 217 starter packs helping set up a comfortable home. Since the introduction of the service and with the input of valued third sector partners there has been a 15% reduction in the number of tenancies coming to an end within the first 12 months.
- Improved integration of housing support services - Partnership work with Salvation Army, Turning Point, Blue Triangle Housing Association and Right There has supported the continued development of the pathway planning approach which ensures the provision of innovative housing support projects across South Lanarkshire. All congregate living temporary accommodation projects offer quality, person centred support in a "psychologically informed environment". Support is designed to build personal resilience, strengthen social networks, and empower service users by increasing life skills to support tenancy sustainment. An Intensive Floating Support service is also provided to households with multiple and complex needs.
- Three specialist posts have been made permanent to continue to deliver a positive Personal Housing Planning approach for vulnerable groups including women experiencing domestic abuse, care leavers, and the continued implementation of SHORE standards for the prevention of homelessness on release from prison.



Priority Objective 3: Improve and increase the provision of housing support for households to live independently within the communities

- Ongoing partnership approach to delivering housing pathway approach to preventing homelessness or appropriately responding minimising any negative impact for those fleeing domestic abuse. This approach, involving Housing and homeless, wider corporate partners, Women's Aid South Lanarkshire, and East Dunbartonshire links to wider objectives of the South Lanarkshire Gender Based Violence Partnership. The council is also committed to "The Make a Stand" pledge developed by the Chartered Institute of Housing in partnership with Women's Aid and the Domestic Abuse Housing Alliance.
- Improvements to integration were achieved through a pilot Out of Hours Crisis Response Service delivered through RRTP and ADP funding and operated by Turning Point Scotland. This project provided key learning for the introduction of a new ADP commissioned service aimed at meeting support requirements for individuals with multiple and complex needs and particularly those who are harder to reach and engage with through mainstream statutory services.
- The Complex Needs Discussion Panel continues to meet to consider the individual circumstances of homeless households with multiple and complex needs for whom a suitable housing and support plan has not been agreed or requires additional partnership input to ensure the persons needs are met and their homelessness resolved. The lead officer tracks progress to ensure housing support is not withdrawn, and that every option is explored to meet support needs and secure permanent sustainable accommodation as quickly as possible.

Case Study: Emergency First Stop Accommodation Service User (Eva Burrows, Cambuslang)

This long established project supports and works well with a range of community partners

During the year staff and service users worked to ensure strong relationships with the Community Links Service and have been involved in online meetings regarding activities to promote confidence and enhance mental health well-being.

One service user explains: -

"I have done this so many times, and your input and support has made me see sense. I want my life back and things seem to be going right for once. You believed in what I could achieve, and I am getting there".



Priority Objective 4: Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs

- The Salvation Army has been commissioned to work in partnership with South Lanarkshire Council on the councils Housing First approach. During 2021/22, permanent accommodation with “wraparound” intensive support was provided to 11 service users. The support provided is flexible, tailored to the needs and circumstances of the service user and includes a 2-week induction prior to moving in. This includes advice on budgeting, benefit entitlement, managing utility bills as well as introducing the service user to community groups and facilities in the local area. This support has helped to ensure an 82% tenancy sustainment rate for the Housing First cases in 2021/22. Reduced availability of housing in the last year has impacted on timescales to secure settled accommodation however this will be an ongoing focus of the Housing First programme.
- Wider access to directly provided and commissioned services across the partnership has supported the Housing First approach, complementing Salvation Army activities or directly delivering key worker support.
- A specialist Housing Officer position has been made permanent within the establishment to allow continuation of the Sustainable Housing on Release for Everyone (SHORE) standards, during 2021/22 the lead Officer contacted 396 individuals who were detained to discuss their housing circumstances and options before planned release of which
 - 111 requests were refused by service users,
 - 212 requests were accepted and closed with advice and information provided
 - 73 cases required more detailed intervention from the officer to assist with securing accommodation on release,
 - 28 individuals were assisted to complete a homeless application prior to liberation
 - Interim accommodation was available in all 28 cases and only 1 homelessness presentation was made.

Case Study: Housing First Service User

The Salvation Army’s Housing First project is now into its second year and has had great success. Positive success rates are being achieved through Service Users engaging in full lifestyle changes, engaging in the community, and attending meetings to enhance positive changes with support.

The staff have continued to build on Partnership relationships and engage well with Harm Reduction, Addiction and Mental Health Services and are continuously linked to cover all gaps.

The team continue to engage with SLC and now have planned joint support visits so there can be easily identified routes of support via housing and intensive support.

One service user explains: -

“I thought all I needed was a house, but you have saved me so many times and look at what I have done. I have a home that is mine and you could not be any more of a diamond to me. Thank you”



Priority Objective 5: Enhance integration and partnership working to embed RRTP through a whole systems approach

- A key feature of the RRTP is the continued use of Partner Contribution Statements (PCS). These live documents detail the progress of each partner's support to the RRTP by setting out details of specific contributions they will make, individually or in conjunction with other partners, towards ensuring delivery of the five priority objectives. The actions detailed within PCS's are wide and varied reflecting the different roles of partners and the services they deliver. Regular update on partner services is provided to the Homelessness Strategy Group which improves knowledge and understanding of the role of each partner and promotes best practice and consistency for governance of the plan.
- The Homelessness Strategy Group, a sub-group of the LHS Steering Group has collective responsibility for developing and delivering RRTP outcomes, taking account of the voice of lived experience. The group meet every eight weeks to monitor progress against the RRTP action plan and discuss any issues. The group reports quarterly to the LHS Steering Group.
- SLC Housing Services continues to work closely with partners in the Health and Social Care Partnership to develop and progress specific 'Directions' within the Strategic Commissioning Plan 2022-25. These unique Directions aim to promote homelessness routine enquiry across frontline health services and prioritise access to services for homeless households, including the introduction of a health and wellbeing assessment for all children affected by homelessness, this is an opportunity to capitalise on existing pathways from health to housing and homelessness services and places South Lanarkshire in a good position to respond to the recommendations of the Prevention Review Group.
- The council has also successfully agreed an information sharing arrangement with the National Health Service enabling data trend analysis to understand links between health and homelessness data with a view to aiding preventative activity.
- Supported by ADP, Housing Services delivered an out of hours crisis response Service focused on harm reduction and reducing deaths in the homeless population. This pilot service, administered by Turning Point Scotland achieved priority outcomes and provided key learning points through 2021/22, the test project helped inform a new ADP commissioned outreach service aimed at supporting those with multiple and complex needs, particularly hard to reach or disengaged from mainstream or statutory services with a continued aim of reducing harm and risk
- Participation in the Healthcare Improvement Scotland project, Reducing Harm, improving Care which mapped key services across five local authority areas and will provide key learning for the future development of consistent services across Scotland.

4.5 Key Areas for Improvement

4.5.1 Progress is being made with 96% of indicators within the RRTP Action Plan being on target or close to target, however there are seven indicators across the five priority objectives that have been allocated an amber status and these will continue to be areas of focus and improvement during 2022/23.

4.5.2 Table A below provides the context as to why they continue to be monitored.

Table A – Amber Measures

Reference	Measure	Comment
M1.1	The number of homeless Presentations	Increased from baseline of 1928 to 2138 in 2021/22 however there is a downward trajectory from the peak figure of 2225 in 2020/21. This indicates that demand for homelessness assistance may be returning to pre-pandemic levels and is on target for a 10-20% reduction by the final year of the RRTP. This action will remain amber and be a particular focus of partnership attention in 2022/23
M1.5	Increase the number of landlord accredited properties	Through the Private Landlord Forum, private landlords are encouraged to take up training offered by Landlord Accreditation Scotland. Four online training sessions were delivered in 2021/22. This measure will remain at amber during 2022/23 to monitor the five-year objective of increasing the number of landlords by 9% on the baseline by 2024.
M1.6	Number of households whose housing needs are met in the private rented sector	A total of 35 households had homelessness duty discharged to the private sector which remains a sector the council is keen to unlock. Right There have reported that demand for private rented properties remains high however, they continue to raise awareness of services to private landlords and remain confident that they can maximise opportunities to overcome the financial barriers to accessing and/or maintaining accommodation in the private rented sector through the provision of a Guarantee Deposit Bond and the Innovation Fund
M2.3	Percentage of homeless households provided with a Scottish Secure Tenancy	South Lanarkshire Council housing allocations to 1154 homeless households (53.3% of total allocations) is lower than the year end position for 2020/21 (61%), however the figure remains improved from the RRTP baseline (49.2%) and there is confidence that over the next two years there will be an upward trajectory to optimise the target figure of 50-60%.

Reference	Measure	Comment
M2.7	Percentage of homeless presentations which are repeated within 12 months	Increased on the baseline figure of 4.9% to 5.6%. This continues to be an area of focus and monitoring detailed analysis is being undertaken of the profile of repeat homelessness to identify trends and determine further actions to be taken to reduce to 3% during the term of the RRTP
M4.2A	Number of Housing First planning cases handled by health professional led multi-agency care management approach	This measure was updated in the RRTP Annual Review 2020/21 and approved by H&TR Committee in June 2021. Progress has been made during the year raising awareness of Housing First across the Health and Social Care Partnership and a test pilot is now underway in East Kilbride locality to include Housing First households in regular Housing/Social Work Liaison meetings and to discuss potential referrals from out with the Area Housing Teams. Effectiveness of the pilot will be evaluated and used as model for full rollout during 2022/23
M5.1	Number of training and employment pathways for homeless households	The number of referrals to Employability and Training services remains low. The reasons underpinning this are being analysed and work will continue during 2022/23 to focus on maximising the employment opportunities available. to support a positive outcome over the remaining period of the RRTP

5. Proposed Changes to Rapid Rehousing Transition Plan (RRTP)

- 5.1 The annual review provides the opportunity to assess and report on the progress made against each of the actions and measures contained within the plan. It also allows for a general re-examination of the RRTP, to ensure that the objectives, actions, and measures identified, remain appropriate, relevant, and measurable.
- 5.2 During the annual review one proposed revised action has been identified. Details of the proposed change are detailed in Table B below. Following approval, the revision will be incorporated into the RRTP action plan for 2022/23.
- 5.3 In addition, several minor amendments have been made throughout the action plan to measures and actions to reflect changes in processes or updated terminology. These do not impact on the outcomes reported; however, help ensure the RRTP remains up to date and clear in how it will deliver the intended outcomes.

Table B – Proposed Amendments

Ref.	Current action/measure	Status	Ref.	Proposed replacement action/measure (where appropriate)
A1.5A	Monitor progress of the Private Sector Access and Sustainment Service administered by YPeople	Complete	A1.5B	Support people to overcome financial barriers to accessing and sustaining accommodation in the private rented sector through the Private Sector Access and Sustainment Service.

6. Priorities for 2022/23

6.1 The review also provides an opportunity to set out the key priorities to be progressed over the next year of the plan.

6.2 A summary of these to be progressed during 2022/23 are detailed below: -

- Focus on reducing homelessness presentations through positive prevention activity
- Continue to focus on pathways and expand to developing a housing options framework for young people.
- Continue to deliver affordable homes for social rent in South Lanarkshire in accordance with the Strategic Housing Investment Programme.
- Through a range of prevention activities and partnership support interventions ensure that
 - the number of families with children presenting as homeless is further reduced and
 - the length of time households with children who experience homelessness is reduced
- Raise awareness and preparation for young people leaving home through partnership with education delivering homeless and housing options awareness film to every secondary school in South Lanarkshire as part of the curriculum
- Further reducing long term homelessness through the delivery of affordable housing in line with the Strategic Housing Investment Plan and by converting or “flipping” temporary tenancies into secure tenancies where this best meets the households needs
- Increase the proportion of social housing allocations to homeless households to meet demand and reduce the homelessness case backlog
- Continue focus on prevention, early intervention and mitigating the disproportionate effect of homelessness on health and well-being.
- Liaise with the H&SCP for further progressing the two Homelessness Directions contained in the Strategic Commissioning Plan.
- Implementation of the actions set out in the Temporary Accommodation Strategic Plan developed to meet strategic priorities relating to the provision of temporary and supported accommodation. This will include re-provisioning or re-configuring of supported accommodation to achieve long-term objectives.

- Complete strategic analysis of homelessness and health data to identify trends in relation to community mental health contact, psychiatric admission and non-elective admissions for substance misuse and self-harm. This will inform further actions required
- Implementation of revised Housing/Social Work joint Throughcare protocol for care experienced young people in conjunction with service users and Third Sector partners.
- Ensure continuing links to the Local Child Poverty Action Report 2022 are in place to support and improve outcomes for homeless households with children
- Continue to support victims of domestic abuse through the implementation of specific housing pathways.
- Implement specific housing pathways for individuals on release from prison to ensure SHORE standards are maintained.
- Continue to develop the council's Housing First approach by providing suitable secure accommodation and wraparound support to homeless households with complex needs.
- Increase homelessness prevention through hardship sustainability funding and support services across all housing tenures
- Continue to focus on provision of good quality trauma informed services to meet a range of needs, including review of overall support service provision and consideration of future commissioning arrangements.
- Consider how a social lettings agency may be implemented within South Lanarkshire to provide an additional option for affordable, secure housing.
- Increase the number of private landlords registered with Landlord Accreditation Scotland
- Review service user engagement plan ensuring developments are co-produced.
- Continue priorities for digital inclusion by sourcing opportunities for the provision of digital equipment, online access, and start-up support to homeless households.
- Tackling the wider causes of homelessness, such as the impact of rising cost of living and ensuring that everyone faced with losing their home receives the right support to find accommodation that suits their needs.

6.3 Funding the RRTP during 2022/23

Scottish Government Funding

During 2021/22, the Scottish Government's Ending Homelessness Together Fund confirmed a funding allocation of £451,000 each for Year four and five for South Lanarkshire. Partners agreed that this would be used to further embed and progress the following RRTP actions: -

- The expansion of specialist support services currently provided by Blue Triangle Housing Association for intensive floating support services to individuals with complex needs.
- Continuation of funding dedicated officer posts to support victims of domestic abuse.
- Continued support of the Private Sector Access and Sustainment Service and expansion of the Innovation Fund administered by Right There.
- Continuation of funding dedicated officer posts to support young care leavers
- Continuation of funding dedicated officer to support SHORE standards for individuals entering and leaving prison.
- The continuation of the Housing First programme.
- The further development of the digital inclusion project Bringing IT Home to improve digital connectivity for homeless families.
- Additional funding from the Scottish Government's EU Poverty and Inclusion fund will be utilised to increase funding for the HomeStart project providing valuable practical assistance to new tenants

Other Funding Sources

The Homelessness Strategy Group is aware of the need to consider other potential funding routes to meet future resourcing requirements of the RRTP. Partners have committed to work collaboratively to identify funding opportunities in 2022/23.

Appendix 1: RRTP Action Plan

Priority Objective 1: Prevent homelessness occurring and significantly reduce homelessness					
RRTP Measures		Target	RRTP Baseline	Progress 2021/22	Lead
M1.1	Number of homeless presentations	Reduce 10-20%	1,928	2,134	HTR
M1.2	Level of Homeless Households (homelessness caseload at year end)	Reduce 10-20%	892	765	HTR
M1.3	Number of affordable homes added to the housing supply (new and OMP)	Annual target will be set and detailed in the Strategic Local Programme Agreement, developed between SLC and the Scottish Government	RSL 283	189	HTR / RSL
			SLC 193	468	
M1.4	New supply affordable housing suitable to meet particular needs	Annual target will be set and detailed in the Strategic Local Programme Agreement, developed between SLC and the Scottish Government	170	155	HTR / RSL
M1.5	Increase the number of accredited landlord properties	+9% from LHS baseline	1,068	1,057	HTR
M1.6	Number of homeless households whose housing needs are met in the private rented sector	Increase 2020/21	50	35	HTR

Priority Objective 1: Prevent homelessness occurring and significantly reduce homelessness				
Actions		Target/Milestone	Progress in 2021/22	Lead
A1.1	Set housing supply targets for new build properties and ensure contribution to meeting homelessness needs are considered in the planning process	Aligned with Strategic Housing Investment Plan and the Local Housing Strategy. Annual target will be set and detailed in the Strategic Local Programme Agreement, developed between SLC and the Scottish Government.	New build programme progressing in accordance with South Lanarkshire Strategic Housing Investment Plan 2022-27 approved by Housing and Technical Resources Committee in November 2021.	HTR/RSL
A1.2	Increase number of properties acquired through Open Market Purchase (OMP Scheme) to support conversion of temporary accommodation to secure tenancies and rehousing in pressure areas	Annual target to be agreed in Strategic Housing Investment Plan.	53 additional council homes were purchased through the council's framework for Open Market Purchase Scheme.	HTR
A1.3	Continue to develop and promote the landlord accreditation scheme	Deliver two private landlord forums per annum in partnership with the Landlord Accreditation Scotland	South Lanarkshire Council has continued to promote the accreditation scheme at forum meetings and the Council's websites. There are 1057 registered landlords in South Lanarkshire.	HTR
A1.4	Provide funding to incentivise landlords to access accreditation and training from Landlord Accreditation Scotland	Annual fees provided and accreditation monitored	The council continues to fund and work in partnership with Landlord Accreditation Scotland who provide training to private landlords. The accreditation scheme is free to join and once accredited, landlords are required to attend one training session per year.	HTR

Priority Objective 1: Prevent homelessness occurring and significantly reduce homelessness				
Actions		Target/Milestone	Progress in 2021/22	Lead
A1.5A	Expand the Private Sector Access and Sustainment Service administered by Right There	Monitor effectiveness of increased capacity and widening scope of service delivery	<p>Right There (formally Ypeople), via direct contact or referral, provide expert advice and assistance, assessing housing need, risk to tenancy sustainment in particular financial risk and assist households access and sustain private sector accommodation where this is a viable longer term housing option.</p> <p>To expand access to the sector the project has proactively fostered positive relationships with private sector landlords and agents to expand opportunities for households to access the market.</p> <p>In 2021/22 £22,910 of financial assistance was provided through Guarantee Bonds in place of a cash deposit</p>	HTR /Right There
A1.6A	Deliver and continue to develop Private Sector Innovation Fund administered by Right There - providing financial support to private rented tenants to prevent homelessness	Service continues to be delivered in accordance with commissioning contract	<p>Routine monitoring arrangements in place</p> <p>The Innovation Fund administered by Right There's Private Sector Access and Sustainment Fund (PSASS), has seen increased demand. A total of £6,175 has been administered in financial assistance. A total of 92 people with covid related rent arrears through the Scottish Government Covid-19 Tenant Grant Fund. The team worked with existing clients, landlords and letting agencies as well as working with any accredited landlord in South Lanarkshire to access the fund for the prevention of eviction due to covid related rent arrears. £173,082 in payments have now been administered. Right</p>	HTR/ Right There

			There provide a monthly performance report which is monitored routinely for appropriate action.	
Priority Objective 1: Prevent homelessness occurring and significantly reduce homelessness				
Actions		Target/Milestone	Progress in 2021/22	Lead
A1.7A	Continue to develop and implement approaches to prevent youth homelessness, with a particular focus on pathway approach to meeting the needs of care experienced young people	Continue to deliver personalised and planned approach to provision of housing for young people leaving care New Pathway Approach implemented by March 2023	Housing pathway now well established across partnership. During 2021/22 46 new throughcare housing applications were received, 43 young people housed in the year and the average age was 20 years old. One tenancy ended within the year resulting in a tenancy sustainment rate of 96%. 1 st draft of broader youth housing options framework developed, to be progressed and tested in partnership with service users, housing staff and partners during 2022/23.	HTR
A1.8	Continue to develop and implement approaches to support victims of domestic abuse and prevent homelessness	Enhance the development of the housing pathway for victims of domestic abuse and considering legislative changes and good practice	Housing Pathway process for domestic abuse group working well, small numbers during 2021/22 however positive outcomes include securing alternative accommodation, staying put following safety planning interventions and 2 planned homeless presentations as customers preference as best way forward. Action plan progressing in relation to commitment to The Make a Stand pledge developed by the Chartered Institute of Housing in partnership with Women's Aid and the Domestic Abuse Housing Alliance.	

Priority Objective 2: Significantly reduce time spent by households in temporary accommodation and minimise moves before moving to settled homes					
RRTP Measures		Target	RRTP Baseline	Progress 2021/22	Lead
M2.1	Temporary Accommodation Supply	Temporary Accommodation Strategic Plan Developed and to be implemented over remaining period of RRTP. Annual target for units to be set from March 2023	Units 530	Units 609	HTR
M2.2	Percentage of social housing allocated to homeless households by all social housing providers in South Lanarkshire	50-60% Set target subject to annual review	49.2% SLC 29.4% RSL	53.05% 32.80%	HTR/RSL
M2.3	Percentage of homeless households provided with a Scottish Secure Tenancy (SST)	Maintain/improve on LHS baseline of 61.2%	61.2%	53.30%	HTR
M2.4	Percentage of former homeless households provided with an SST that maintain their home for more than 12 months	Maintain/improve on LHS baseline of 88%	88%	91.9%	HTR
M2.5	Average time spent in temporary accommodation	Reduce from 192 days	192 days	181 days	HTR
M2.6	Number of temporary accommodation units converted to SST	Up to 100 units converted over 5-year period		21 units (75 in total)	HTR
M2.7	Percentage of all homeless presentations which are repeated (within 12 months)	Reduce to less than 3%	4.5%	5.60%	HTR

M2.8	Number of homeless households who spend more than 12 months in temporary accommodation	Reduce by 50% on baseline	120	42 (65% reduction)	HTR
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Priority Objective 2: Significantly reduce time spent by households in temporary accommodation and minimise moves before moving to settled homes

Actions		Target/Milestone	Progress in 2021/22	Lead
A2.1A	Maximise the potential for converting temporary accommodation to a Scottish Secure Tenancy where the property meets the needs of the household	Review best practice and identify suitable households and units	21 units have been flipped during 2021/22. This continues to be an area of strategic focus and Area Teams continue to achieve a balance between flipping and keeping quality temporary accommodation in the right places.	HTR

Priority Objective 2: Significantly reduce time spent by households in temporary accommodation and minimise moves before moving to settled homes

Actions		Target/Milestone	Progress in 2021/22	Lead
A2.2	Increase percentage of allocations to homeless households	SLC aligned with Local Letting Plans. RSL partners as per agreed targets	The council continues to allocate between 50% and 60% of lets to homeless households. Some RSL HomeFinder partners were below their individual target. Cumulatively RSL HomeFinder partners allocated 33% of vacant properties to homeless households in 2021/22. To support delivery of the RRTP, the council continues to work with RSLs to ensure that the necessary proportion of their vacant properties are directed towards meeting the needs of homeless households..	HTR

A2.3	Review number of properties currently used as temporary accommodation in line with demand	Reconfigure targets for temporary accommodation provision in 2022/23 subject to analysis confirmed in Temporary Accommodation Strategic Plan	The development of a Temporary Accommodation Strategic Plan completed which included development of a modelling tool for forecasting targets for temporary accommodation beyond 2024. See section 2.4 for details. Annualised target for number of properties used as temporary accommodation to be set based upon plan from 2023/24	HTR
A2.4	Regularly review rent charges for temporary accommodation to ensure it remains a financially viable option for all homeless households	Aligned with Homelessness Business Plan	Progress has been made during 2021/22 with work ongoing to implement the objectives of the Temporary Accommodation Strategic Plan which aims to assess the effectiveness of the current model in delivering successful outcomes by area, property size and support provision and undertake forecasting to support the impact of achieving RRTP targets on future temporary accommodation supply and affordability.	HTR

Priority Objective 3: Improve and increase provision of housing support for households to live independently within communities

RRTP Measures		Target	RRTP Baseline	Progress 2021/22	Lead
M3.1	Number of people accessing Housing Options (prevention) services	1,000	964	1137	HTR
M3.2A	Percentage of homeless households who require support, provided with Housing Support Officer assistance	Maintain at 100%	100%	100%	HTR
M3.3	Percentage of looked after young people accessing and sustaining accommodation that meets their needs	Determine baseline Increase annually	95%	96%	HTR

Priority Objective 3: Improve and increase provision of housing support for households to live independently within communities				
Actions		Target/Milestone	Progress in 2021/22	Lead
A3.1	Increase housing support service provision to improve homelessness prevention and support tenancy sustainment across all tenures.	Review current service provision	During 2020/21 the internal support need assessment and delivery process was reviewed in collaboration with staff and service users resulting in a revised approach, this included the launch of South Lanarkshire's wellbeing web in early 2022/23. Range of internal and 3 rd sector partners continue to deliver housing support services, both in prevention activity and response to homelessness minimising its impact.	HTR

Priority Objective 3: Improve and increase provision of housing support for households to live independently within communities				
Actions		Target/Milestone	Progress in 2021/22	Lead
A3.2	Increase provision of support from all services to support new tenancies, including improvements to housing starter/furnishing packs and incentives to encourage uptake of offers.	Review and develop Implement and monitor effectiveness	The HomeStart service was established permanently during 2021/22. During the year the service has continued to assist 681 new tenants settle into and sustain their new tenancy through assessing risk factors such as previous eviction or homelessness and financial risk, offering information and advice from benefit entitlement, employment, and training opportunities to practical support for example around budgeting, reducing debts and making community connections. The service includes provision of starter pack furniture as required; 217 tenants received this assistance.	HTR
A3.3	Monitor current Housing Options approach, and ensure adequate resourcing to meet any future increase in demand	Annually monitor resourcing requirements and report through annual review	Year-end prevention targets achieved through focus on prevention activities and ensuring a person-centred approach.	HTR

A3.4	Deliver Housing Options and homelessness awareness training to young people, targeting high schools in areas identified with high homelessness rates amongst young people	Monitor and report	In preparing young people for leaving home in future and factors to consider, during 2021/22 Officers and Service Users were involved in the production of a film for distribution to all secondary Schools in South Lanarkshire. Service users enjoyed this experience and considered it valuable to provide an overview of the impact of homelessness.	HTR
Priority Objective 3: Improve and increase provision of housing support for households to live independently within communities				
Actions		Target/Milestone	Progress in 2021/22	Lead
A3.5	Review access to Scottish Welfare Fund with a view to ensuring effective and appropriate access for homeless households	Complete Review Implement any actions from review	Review no longer required as good partnership working across services with regular liaison meetings, good communication and awareness of urgency for homeless households. SWF team utilised additional funding to increase support to homeless household aiding sustainment over the last year. Consideration given to dedicated SWF resource to manage demand from homeless households utilising additional hardship funding however not progressed as priority action considering positive position and other pressing priorities.	HTR
A3.7	Ensure 'care experience' is identified as a support need for any young people presenting as homeless and directed towards appropriate case managed pathway	Monitor and report	Use of pathway plan, which complements wider Children's plan enables comprehensive person-centred housing and support planning and delivery.	HTR

Priority Objective 3: Improve and increase provision of housing support for households to live independently within communities				
Actions		Target/Milestone	Progress in 2021/22	Lead
3.8	Complete a Wellbeing Assessment for A all children and young people who are homeless	Monitor and report (annually)	Continued liaison between Housing and NHS Lanarkshire Health Improvement team has allowed progress in development of a process for wellbeing assessments for children affected by homelessness through the school nurse service. A process for a "request for assistance" is now in place to highlight affected children both to health visitors and school nurses.	HTR
A3.9	Promote digital inclusion for households who are homeless	Maximise funding for the provision of digital equipment and two year's unlimited internet access for homeless households	Since 2019 104 homeless households and vulnerable young adults have benefited from the continued efforts to challenge digital exclusion through the Bringing IT Home project. Each household has received a piece of digital equipment and two years of unlimited internet access.	HTR

Priority Objective 4: Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs					
RRTP Measures		Target	RRTP Baseline	Progress 2021/22	Lead
M4.1	Number of current households receiving Housing First Support	Phased increase to 40	3	33	HTR
M4.2A	Number of Housing First planning cases handled by health professional led multi-agency care management approach	Baseline to be established	-	See Action A4.8	HTR/HSCP

Priority Objective 4: Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs				
Actions		Target/Milestone	Progress in 2021/22	Lead
A4.1	Expand Housing First across South Lanarkshire	40 cases to be progressed on period of RRTP - 2019-24	<p>During 2021/22, an additional 11 households were housed through Housing First.</p> <p>Since Housing First was introduced a total of 33 households have been included within the programme. There is currently an 83% tenancy sustainment rate.</p>	HTR

Priority Objective 4: Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs				
Actions		Target/Milestone	Progress in 2021/22	Lead
A4.2	Evaluate Housing First pathfinders and increase scale/scope of approach aligned to case conference criteria and pathways approach	Evaluation Report to be completed	To be reported later	HTR
A4.3A	Complete development of the Temporary Accommodation Strategic Plan and progress implementation	Implement focus of Temporary Accommodation Strategic Plan and reconfiguration of temporary accommodation model.	The Temporary Accommodation Strategic Plan has been developed to meet longer term RRTP objectives of reducing the use of temporary accommodation. The plan is supported by a e modelling tool which was developed in 21/22 by independent consultants to support analysis and inform the future provision of temporary accommodation.	
A4.4	Work with Scottish Prison Service and Addiewell prison to implement SHORE standards for people entering and exiting prison, including a priority focus for short-sentence prisoners on remand. Explore additional options for dedicated staff resources	Implementation plan agreed for implementation from 2020/21	The evaluation report for 2021/22 is currently in the process of development. Test pilot to be considered for continuation into 22/23. National paper due to be published by the Association of Local Authority Chief Housing Officers. The Scottish Government & Scottish Prison Service are organising a further event to relaunch updated procedures and share good practice. All protocols being adhered to within South Lanarkshire Council.	HTR

Priority Objective 4: Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs				
Actions		Target/Milestone	Progress in 2021/22	Lead
A4.5	Increase awareness and increase training offered to front line services to support people impacted by Adverse Childhood Experiences (ACEs) from being homeless	Evaluate requirement to raise awareness of partners in relation to ACEs.	Service Development Sessions have been delivered to Housing Officers and Housing Support Officers across operational teams to raise awareness of trauma and providing a psychologically informed environment. Further trauma training will be delivered during 2022/23.	HTR
A4.6	Identify requirements for intensive trauma informed and PIE residential supported accommodation to meet the needs of extremely vulnerable groups	Complete scoping report	Relevant Housing/Support Officers included in ACE's and PIE training delivered on partnership approach across Housing, Health and Social Care delivered by Right There. Managers participated in Trauma Informed Practice awareness. This will continue to be an on-going focus for partners.	HTR
A4.7	Promote 'routine enquiry' across all health and care services, including visiting outreach, to identify housing provision and financial security	Monitor and report via Health and Homelessness Steering Group	Continued commitment to improving homelessness prevention has been achieved through the publication of the new Strategic Commissioning Plan (2022-25) will provide opportunities to improve early intervention where recognised triggers of homelessness are identified.	HTR/HSCP

Priority Objective 4: Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs				
Actions		Target/Milestone	Progress in 2021/22	Lead
A4.8	Prioritise access to general medical and universal health screening services for homeless people, including primary care (GP), prescribing, dentists, etc	Monitor and report via Health and Homelessness Steering Group	The new Strategic Commissioning Plan continues the “Direction” to support prioritised access to health and care services for homeless households. Arrangements are in place between housing and the health and care partnership to progress this Direction in 2022/23. A pilot has been agreed in the East Kilbride locality with the aim of full roll out across South Lanarkshire in 2022/23	HTR/HSCP

Priority Objective 5: Enhance integration and partnership working to embed RRTP through a whole systems approach					
RRTP Measures		Target	RRTP Baseline	Progress 2020/21	Lead
M5.1	Number of training and employment pathways for homeless households	To be agreed	To be agreed	4	FCR

Priority Objective 5: Enhance integration and partnership working to embed RRTP through a whole systems approach				
Actions		Target/Milestone	Progress in 2021/22	Lead
A5.1	Work with DWP to further develop use of discretionary support funding for homeless households to undertake appropriate training to develop skills and resilience to improve access to employment	Agree pathways for accessing discretionary support with DWP	DWP continue to work with the council and a range of third sector organisations on a local level to ensure claimants who are homeless/at risk of homelessness are offered relevant and timely support.	HTR/DWP
A5.2	Explore options for improving digital connectivity for all homeless households, increasing engagement with services, and enabling improved tenancy management	Explore options for expansion of project	Utilising RRTP funding, the Bringing IT Home project was expanded. Since 2019 104 homeless and vulnerable households have been provided with digital devices and unlimited internet access for 2 years,	HTR
A5.3	Ensure effective training for staff is in place on awareness of the third sector support available to people at risk of homelessness in each locality	Implement improvements as required	VASLAN continue to be represented within the RRTP partnership for raising awareness of third sector support within South Lanarkshire.	TS
A5.4	Contribute to ongoing development and review of homelessness business plan to ensure sufficient resources available to continue to provide high quality services to homeless households	Implemented recommendations as required	Progress against Homelessness Business Plan is monitored on an ongoing basis throughout the year, through monthly performance report and at mid-year and year-end review.	HTR

Report

12

Report to:	Housing and Technical Resource Committee
Date of Meeting:	10 August 2022
Report by:	Executive Director (Housing and Technical Resources) Executive Director (Finance and Corporate Resources)

Subject:	Housing Allocation Policy – Medical Assessment
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ seek approval to increase the Housing Services establishment by 1 FTE Strategy and Policy Officer, to support the revised medical assessment approach.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that 1.0 FTE Strategy and Policy Officer is added to Housing Services establishment, as detailed in section 5.

3. Background

3.1. The revised Housing Allocation Policy was approved by Housing and Technical Resources Committee on 20 March 2019 and introduced in May 2019. The policy is subject to ongoing monitoring to ensure that its aims are being met. The policy includes provision for applicants' medical circumstances to be assessed and considered within the assessment of their housing need. The medical assessment service is currently carried out by an independent medical adviser and provides an assessment of an applicant's medical needs in relation to an application for housing (including appeals) and homelessness applications.

3.2. The service has been delivered through the current service provider for over 20 years and is due to end in March 2023. The provider has confirmed it will not be in a position to continue to provide the service after this point. Whilst the contract has been routinely subject to open procurement it has over the period, however, attracted little or no interest from alternative providers.

3.3 In this context, on 8 December 2021 Housing and Technical Resources Committee approved a minor change to the Allocation Policy to support any required change in approach. A revised approach has now been identified (see section 4 below) which requires the addition of a Strategy and Policy Officer to the Housing Services establishment. This Officer will work with colleagues in the Health and Social Care Partnership to carry out the medical assessment function.

4. Proposed Approach to Medical Assessment

4.1. An appraisal of alternative approaches to the medical assessment function has been completed by staff from Housing and Technical Resources and the South Lanarkshire Health and Social Care Partnership (H&SCP).

- 4.2. The exercise appraised that a joint approach by Housing and Health staff was the preferred medical assessment service model. Furthermore, it was considered that the Health Professional role would be best carried out by an Occupational Therapist. This profession has the appropriate training and skills to assess whether an applicant's current home could be adapted or equipment provided, to make it suitable to their physical needs and are also trained in assessing mental health and developmental needs.
- 4.3. Work to develop the new approach is currently being progressed and it has been confirmed that the Housing input to the service cannot be delivered from within existing resources. It is therefore proposed to recruit an additional Strategy and Policy Officer who will have specific responsibility for medical assessments and supporting wider joint working with the Health and Social Care Partnership.

5. Employee Implications

- 5.1. The following post should be added to the establishment:

Post	Grade/SCP	Hourly Rate	Annual Salary	Gross Cost (inc on costs 31.5%)
Strategy and Policy Officer (Medical Assessment)	Grade 3 Level 2 - 4 SCP 63 - 74	£18.44 – £21.46	£33,651 - £39,162	£44,268 – £51,518

6. Next Steps

- 6.1. A plan has been developed detailing the key actions required to ensure the implementation of the new medical assessment service model by the end of March 2023. This will include arrangements for the recruitment and management of the Housing and Health professionals, as appropriate.
- 6.2. It is proposed that the current service will continue to operate alongside the new service for the first 3 months to enable a seamless transition and ensure the new model is delivering on anticipated outcomes.

7. Financial Implications

- 7.1. The costs of establishing the new post will, in part, be off-set against the annual cost of the existing service which amounted to £16,866 in 2021/2022. The remaining amount, £34,652, will be met from within existing Housing Revenue Account budget.

8. Climate Change, Sustainability and Environmental Implications

- 8.1. This report does not introduce a new policy, function or strategy which impacts on the natural environment, climate change or sustainability.
- 8.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no strategic environmental assessment is required.

9. Other Implications

- 9.1. There are no additional risks associated with this report.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.

Annette Finnan
Head of Housing Services
(Housing and Technical Resources)

15 July 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Focused on people and their needs
- ◆ We will work to put people first and reduce inequality
- ◆ Caring, connected, sustainable communities
- ◆ People live the healthiest lives possible
- ◆ Good quality, suitable and sustainable places to live

List of Background Papers

- ◆ Report to Housing And Technical Resources Committee 8 December 2021 - Housing Allocation Policy – Local Letting Plans 2022/2023
- ◆ South Lanarkshire Council Allocation Policy

Contact for Further Information

If you would like further information, please contact:-

Cameron Mitchell, Strategy and Support Manager
E-mail: cameron.mitchell@southlanarkshire.gov.uk



Report

13

Report to:	Housing & Technical Resources Committee
Date:	10 August 2022
Report by:	Executive Director (Housing and Technical Resources)
Subject:	Disposal of Vacant Domestic Dwelling House at 1 Newhousemill Cottages, Newhousemill Road, East Kilbride, G74 2LD

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ request approval to declare the vacant dwelling house at 1 Newhousemill Cottages, Newhousemill Road, East Kilbride, surplus to the operational requirements of Housing Services and progress its disposal

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the vacant property at 1 Newhousemill Cottages, as shown on the attached plan, be declared surplus to the operational requirements of Housing Services
- (2) that the Executive Director (Housing and Technical Resources) be authorised to deal with disposal of the property from the Housing Account through the Council's normal surplus property procedure
- (3) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, be authorised to conclude all matters in respect of any subsequent disposal and enter into the necessary legal agreements in terms which are in the best interest of the Council

3. Background

- 3.1. The property at 1 Newhousemill Cottages, East Kilbride was acquired by East Kilbride District Council from East Kilbride Development Corporation in December 1995 and transferred to South Lanarkshire Council at Local Government Re-organisation. It comprises a 1 bedroom, end terraced, non-traditional, sandstone cottage which is unique in terms of the Council's current residential property portfolio in the East Kilbride area.
- 3.2. The property's construction type differs from the remainder of the housing stock and is adjoined to similar, terraced, sandstone cottages that are now wholly, privately owned.
- 3.3. The property has been upgraded, in part, through the Housing Investment Programme, however, requires significant investment if it is to meet Scottish Housing Quality Standard. The previous tenancy has ended and the property is currently vacant. Disposal of the asset is considered to be the preferred solution in terms of property management.

- 3.4. It is recommended that the property be declared surplus and the Asset and Estates Section be instructed to market the property for sale on the open market.

4. Employee Implications

- 4.1. There are no employee implications arising from this report.

5. Financial Implications

- 5.1. Disposal of the property will generate a capital receipt which will contribute to the Housing Account's capital investment programme. A Home Report will be required prior to marketing and it is anticipated that the property will generate a high level of interest.
- 5.2. Disposal of this property will reduce the Council's liability in terms of management, investment and maintenance.

6. Climate Change, Sustainability and Environmental Implications

- 6.1. There are no climate change, sustainability, environmental or risk implications in terms of the information contained within this report.

7. Other Implications

- 7.1. There are no other implications contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to existing policy, function or strategy and therefore, no impact assessment is required.
- 8.2. There was also no requirement to undertake any consultation in terms of the information contained in this report.

Daniel Lowe

Executive Director (Housing and Technical Resources)

7 July 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent
- ◆ Good quality, suitable and sustainable places to live

Previous References

- ◆ None

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Joanne Forbes, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

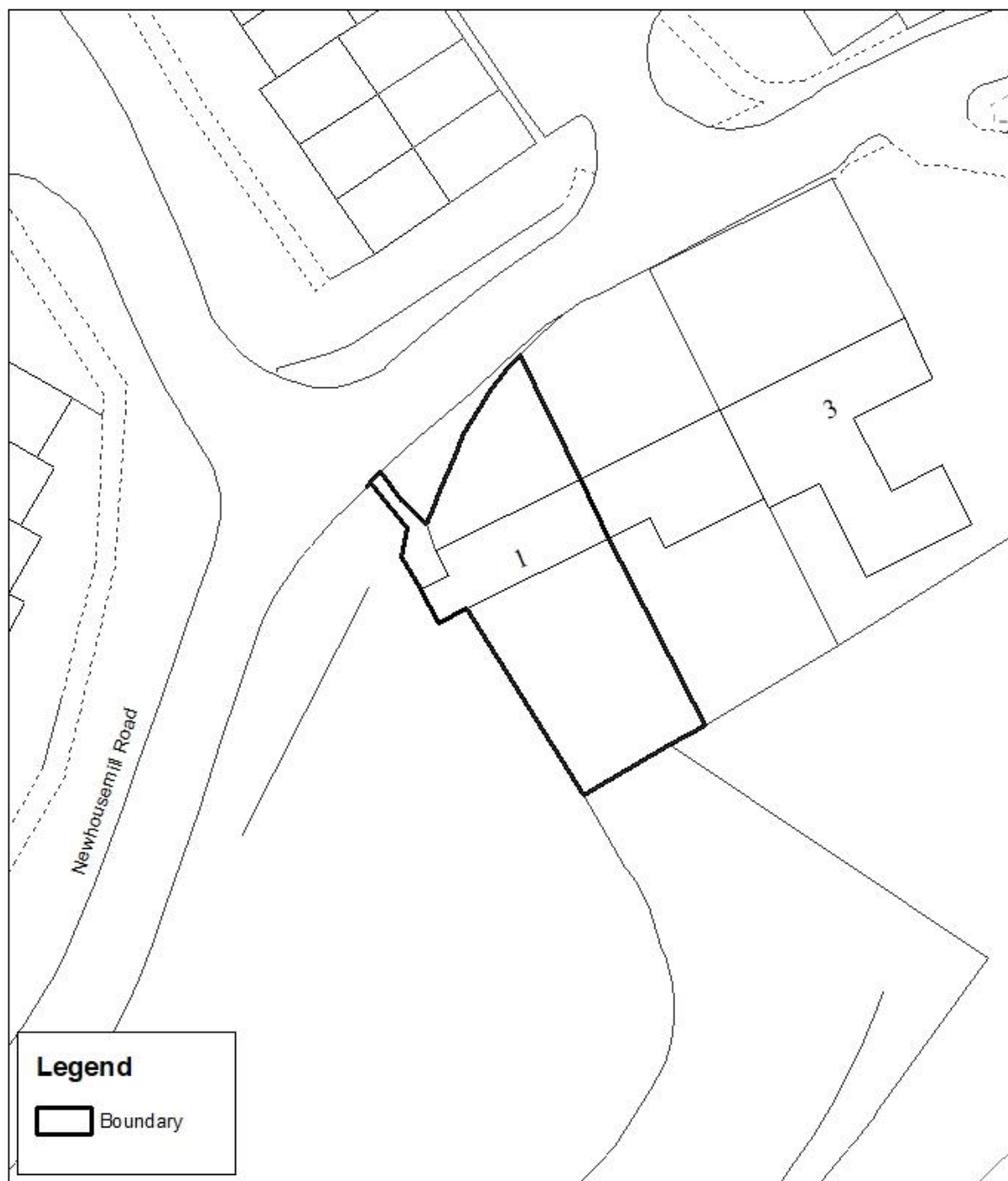
E-mail: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

1 Newhousemill Cottages
Newhousemill Road
East Kilbride



HOUSING AND TECHNICAL



Legend

 Boundary

Ordnance Survey



© Crown copyright and database rights 2022.
Ordnance Survey 100020730.

Area outlined in Black 486 sqm or thereby

DATE: 19/07/2022

Report

14

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **10 August 2022**
 Report by: **Executive Director (Housing and Technical Resources)**

Subject: **Notification of Contracts Awarded
1 November 2021 to 30 June 2022**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide notification to the Committee of contracts awarded by Housing and Technical Resources for the supply of Goods, Services and Works, following formal tendering in excess of £50,000 during the period 1 November 2021 to 30 June 2022.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the details of the contracts awarded by Consultancy Services in Appendix A, be noted;
- (2) that the details of the contracts awarded by Procurement Team in Appendix B, be noted; and
- (3) that the details of the sub contracts awarded by Building Services in Appendix C, be noted.

3. Background

3.1. It is a requirement of Clause 21.8 of the Standing Orders on contracts that details of the acceptance of all tenders above £50,000, be reported retrospectively to the relevant Committee for noting other than those under Clause 21.3 where the award is not the lowest in a price only tender or costs exceed the approved financial provision. In these instances, a report is submitted to the appropriate Committee and subsequent authority to award is granted by that Committee.

4. Contracts Awarded

4.1. A full list of the contracts is provided in the appendices to this report.

5. Employee Implications

5.1. There are no employee implications.

6. Financial Implications

6.1. Appropriate budgetary provision is available for each of the contracts awarded.

7. Climate Change, Sustainability and Environmental Implications

7.1. There are no climate change, sustainability or environmental implications in terms of the information contained within this report.

8. Other Implications

- 8.1. There are no implications for risk in terms of the information contained within this report.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 9.2. There is no requirement to undertake any consultation in relation to the content of this report.

Daniel Lowe

Executive Director (Housing and Technical Resources)

8 July 2022

Link(s) to Council Values/ Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Housing and Technical Resources Committee, 8 December 2021.

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Derek Craig, Property Manager (Consultancy Services)

Ext: 845 3517 (Tel: 01698 453517)

E-mail: Derek.Craig@southlanarkshire.gov.uk

Contracts Awarded (Consultancy Services) 1 November 2021 – 30 June 2022

Client	Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
Housing	HOD011750	Shawlands Crescent Travellers Persons Site, Larkhall – Groundworks	Joseph Leckie Sons Contracts Ltd	Groundworks	£486,503.56	05/11/2021
Housing	HOD011526	External Wall Insulation and Re-Roofing in Burnbank and Carnwath	AC Whyte & Co Ltd	External Wall Insulation and Re-Roofing	£2,039,764.79	16/11/2021
Housing	HOD011348	Strathcona House - Internal Area upgrade	SLC Building Services	Internal upgrade	£446,368.93	02/12/2021
Housing	HOD011684	Strathclyde Path, Uddingston - Retaining Wall	Landscapes and Contracts Ltd	Retaining Wall	£101,717.34	26/01/2022
Housing General Fund	HGF011822	SLC Headquarters - Floor 2 Ancillary Moves	SLC Building Services	Floor 2 Ancillary Moves	£127,831.72	28/01/2022
Housing	HOD010523.040	Reinstatement Works 44-60 & 62-78 Main Street, East Kilbride	Cruden Building & Renewals Ltd	Reinstatement Works 44-60 & 62-78 Main Street, East Kilbride	£442,218.75	25/02/2022
Education	EDD011127	New Build Primary School, Nursery & Sports Facility, Jackton	Hub South West Scotland Ltd	New Build Primary School, Nursery & Sports Facility, Jackton	£14,892,187.12	08/03/2022
Housing	HOD011682	26 Rosslyn Avenue, East Kilbride	SLC Building Services	Extension	£199,843.95	25/04/2022

Client	Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
Housing	HOD011737	11 & 13 Sweethope Place, Bothwell	SLC Building Services	Internal Alterations and Conversions to No 11 and 13 Sweethope Place	£210,485.96	27/04/2022
Housing	HOD011347.002	Kyle Court, Cambuslang - Fire Door Replacement	CCG (Scotland) Ltd	Fire Door Replacement	£731,822.42	10/05/2022
Housing	HOD011690	Almada Tower, Hamilton - Emergency Lighting Replacement	SLC Building Services	Emergency Lighting Replacement	£187,179.14	26/05/2022
Housing	HOD011350	Bosfield Placed, Sheltered Housing - Internal Upgrade	SLC Building Services	Internal Area Upgrade	£386,063.56	31/05/2022
Housing	HOD011347.003	Clyde, Calder & White Cart Towers - Fire Door Replacement	CCG (Scotland) Ltd	Fire Door Replacement	£1,593,423.72	07/06/2022
Education	EDD011478	Uddingston Nursery Expansion	SLC Building Services	Nursery Expansion	£186,359.20	13/06/2022

Contracts Awarded (Procurement Team) 1 November 2021 – 30 June 2022

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
SLC/PS/HTR/21/298	CEEF Solar Panel Install - SXL Electrical Materials Framework, Lot 7 2021-22	CCL Components Ltd	Solar Panel Installation	£90,595.38	05/11/2021
SLC/PS/HTR/21/121	Service, Maintenance and Repair of Closed Protocol Lift Installations	Orona Ltd	Lift Installation Works	£605,020.00	16/11/2021
SLC/PS/HTR/20/257	Lift Upgrade at Deer Park Sheltered Housing	ADL Lift Services Ltd	Lift Upgrade	£78,048.60	18/11/2021
SLC/PS/HTR/20/261	Lift Upgrade at Parker Place Sheltered Housing	ADL Lift Services Ltd	Lift Upgrade	£65,395.05	18/11/2021
SLC/PS/HTR/21/091	Design, Supply, and Installation of Fire Doors - Towers	CCG (Scotland) Ltd	Replacement Fire Doors	£8,406,000.00	21/12/2021
SLC/PS/HTR/21/179	Robertson Hall Refurbishment Works	Maxi Construction Ltd	Refurbishment of Robertson Hall	£190,350.54	13/01/2022
SLC/PS/HTR/21/293	Quick Quote for Life Cycle Flooring Works Rutherglen Area	Muirgroup Interiors Ltd	Flooring Works	£77,380.00	09/02/2022
SLC/PS/HTR/21/291	Quick Quote for Life Cycle Flooring Works Hamilton Area 1	Muirgroup Interiors Ltd	Flooring Works	£50,113.50	09/02/2022
SLC/PS/HTR/21/294	Quick Quote for Life Cycle Flooring Works East Kilbride Area	Muirgroup Interiors Ltd	Flooring Works	£107,040.00	09/02/2022
SLC/PS/HTR/21/236	Maintenance of Air Conditioning and Air Handling Units	Diamond Air Conditioning Ltd	Air Maintenance	£560,000.00	15/02/2022

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
SLC/PS/HTR/21/390	Back Up Contractor Refurbishment Works / Aids and Adaptations	Hugh LS McConnell	Refurbishment	£2,000,000.00	01/03/2022
SLC/PS/HTR/21/391	Supply and Delivery of Carbon Dioxide Monitors to Glenfield Road EK	BEMCO Ltd	Supply and Delivery of Carbon Dioxide Monitors	£1,777,780.00	07/03/2022
SLC/PS/HTR/21/416	Provision of Manned Security	Profile Security Services Ltd	Provision of Manned Security	£800,000.00	08/03/2022
SLC/PS/HTR/18/320	Double Glazed Units Supply and Delivery - Extension of Contract to 01/04/2024	Strathclyde Insulating Glass Ltd	Double Glazed Units Supply and Delivery	£384,921.00	10/03/2022
SLC/PS/HTR/19/369	Private Sector Access and Tenancy Sustainment Scheme - Extension of Contract to 31/03/2023	YPEOPLE	Private Sector Access and Tenancy Sustainment Scheme	£474,180.00	25/03/2022
SLC/HTR/17/512	WQ Management Services Including Legionella APUC Framework - Extension of Contract to 31/03/2024	SOCOTEC UK Ltd	WQ Management Services Including Legionella APUC Framework	291837.5	30/03/2022
SLC/PS/HTR/20/272	Supply and Delivery of External Door Sets and Windows - Extension of Contract to 31/03/2023	Sovereign Group Ltd	Supply and Delivery of External Door Sets and Windows	£1,600,000.00	30/03/2022
SLC/PS/HTR/21/123	Service, Maintenance and Repair of Closed Protocol Intruder Alarms	Spie Scotshield Ltd	Alarm Security Works	£450,000.00	31/03/2022
SLC/PS/HTR/21/122	Service, Maintenance and Repair of Closed Protocol Fire and Intruder Alarms	FMS Fire & Security Ltd	Alarm Security Works	£612,110.00	31/03/2022
SLC/PS/HTR/21/369	Service, Maintenance and Repair of Closed Protocol Fire and Intruder Alarms	Stanley Security Solutions Ltd	Alarm Security Works	£298,990.00	22/04/2022

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
SLC/PS/HTR/20/184	Direct Award for the Supply of Domestic Boilers, Associated Materials - Extension of Contract to 01/05/2023	City Plumbing Supplies Holdings Ltd	Supply of Domestic Boilers, Associated Materials	£4,250,000.00	27/04/2022
SLC/PS/HTR/21/265	Service & Maintenance of Voltage Optimiser Health Checks	SDC Industries Ltd	Service & Maintenance of Voltage Optimisers	£90,000.00	03/05/2022
SLC/PS/HTR/21/263	Maintenance of Commercial Heating Out of Hours Contractor	Valley Group Ltd	Heating Maintenance	£80,040.00	04/05/2022
SLC/PS/HTR/22/079	SLC Maintenance and Contracts Term Scaffolding Contract	Turner Access Ltd	Scaffolding	£750,000.00	09/05/2022
SLC/PS/HTR/21/447	Void Property Protection	Orbis Protect Ltd	Void Property Protection	£400,000.00	25/05/2022
SLC/PS/HTR/21/271	Maintenance of Fire Dampers	H & V Commissioning Services	Maintenance of Fire Dampers	£211,887.00	25/05/2022
SLC/PS/HTR/21/252	Service, Maintenance and Repair of Closed Protocol CHP Units in Larkhall Leisure Centre and Hamilton Water Palace	Centrica Business Solutions UK Ltd	Service, Maintenance and Repair Works	£11,122,450.00	07/06/2022
SLC/PS/HTR/21/272	Maintenance of Lighting Columns (Sports Pitches Floodlighting)	GMA Electrical Ltd	Lighting Maintenance	£640,000.00	27/06/2022
SLC/PS/HTR/21/362	Planned and Preventive Maintenance and Repair of Pool Plant Installations and Remedials	CMM Pools Ltd	Maintenance and Repair of Pool Plant Installations and Remedials	£958,518.96	30/06/2022

Contracts Awarded (Building Services) 1 November 2021 – 30 June 2022

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
BSP011791.001	Kirkriggs & Kirkconnell External Fabric Repairs	Ailsa Building Contractors Ltd	Sub-Contract: Render	£115,282.15	22/11/2021
EDD011478	Uddingston Nursery Expansion	Kentallen Mechanical Services Ltd	Sub-Contract: Mechanical and Plumbing	£71,109.89	17/06/2022

Report

15

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **10 August 2022**
 Report by: **Executive Director (Housing and Technical Resources)**

Subject: **Delegated Authority Report – Update**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise on transactions processed by delegated authority by Property Services during Quarter 3 and Quarter 4 of 2021/2022 and provide a summary for 2021/2022 as well as for Quarter 1 of 2022/2023

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the transactions processed by delegated authority by Property Services during Quarter 3 and the Quarter 4 of 2021/2022 and the summary for 2021/2022 and Quarter 1 of 2022/23; be noted

3. Background

3.1. The Executive Director (Housing and Technical Resources) has delegated authority to deal with various transactions, including:-

- ◆ leases of a value up to £50,000 per annum and a maximum period of 20 years
- ◆ rent reviews up to an increase of £20,000 per annum
- ◆ disposals up to a value of £200,000; and
- ◆ acquisitions up to a value of £200,000

3.2. Delegated authority reports are prepared by case officers and submitted to the Head of Property Services for approval, once provisional agreement has been reached with the third party. A weekly list of approved reports is published on the Council's intranet under "Estates Property Transactions".

3.3. The delegated reports provide authority for officers to progress transactions and where appropriate, to instruct Legal Services. The receipt of any monies arising from the transactions occurs at a date in the future, once missives have been concluded and any suspensive conditions met. It should be noted that some transactions may never settle.

4. Summary Quarter 3, 2021/2022

4.1. The summary of transactions progressed under delegated authority during Quarter 3 of 2021/2022 is shown in Appendix 1, Column 1, however, can be summarised as follows:-

Total number of transactions	56
Total value of lease transactions	£61,287 per annum
Total value of capital transactions	£1,292,703
Total value of miscellaneous transactions	£55,001

5. Summary Quarter 4, 2021/2022

- 5.1. The summary of all transactions progressed under delegated authority during quarter 4 of 2021/2022 is shown on Appendix 1, Column 2, however, can be summarised as follows:-

Total number of transactions	40
Total value of lease transactions	£97,127 per annum
Total value of capital transactions	£486,150
Total value of miscellaneous transactions	£106,650

6. Annual Summary 2021/2022

- 6.1. The summary of all transactions progressed under delegated authority during the financial year 2021/2022 is shown on Appendix 1, column 3 and can be summarised as follows:-

Total number of transactions	180
Total value of lease transactions	£599,293 per annum
Total value of capital transactions	£3,587,402
Total value of miscellaneous transactions	£476,651

- 6.2. The overall profile of the volume and value of transactions during 2021/2022 generally compares with previous years.

7. Summary Quarter 1, 2022/2023

- 7.1. The summary of transactions progressed under delegated authority during Quarter 1 of 2022/2023 is shown in Appendix 2, Column 1, however, can be summarised as follows:-

Total number of transactions	65
Total value of lease transactions	£114,400 per annum
Total value of capital transactions	£1,083,352
Total number of miscellaneous transactions	£55,500

8. Employee Implications

- 8.1. There are no employee implications arising from this report.

9. Financial Implications

- 9.1. The rental income to the Council is increased as a result of the new lettings and rent reviews.
- 9.2. Disposals generate additional capital monies for the Council's Capital Programme.
- 9.3. Acquisitions are carried out in accordance with project plans and approved capital budgets, to enable investment programmes to proceed.

10. Climate Change, Sustainability and Environmental Implications

- 10.1. This report does not introduce a new policy, function or strategy which impacts on the natural environment, climate change or sustainability.

11. Other Implications

- 11.1. There is a low risk that the rental and capital receipts identified within these delegated authority reports are not achieved if, for reasons outwith the Council's control, the tenant/purchaser chooses not to proceed with the transactions. However, Property Services has in place procedures and consultations intended to minimise this risk.

12. Equality Impact Assessment and Consultation Arrangements

- 12.1. Consultation takes place with the occupying Resource, Planning, Roads and Legal Services, on a transaction by transaction basis as and when required.
- 12.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore, no impact assessment is required.

Daniel Lowe

Executive Director (Housing and Technical Resources)

4 July 2022

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Housing and Technical Resources Committee, 30 June 2021
- ◆ Housing and Technical Resources Committee, 8 December 2021

List of Background Papers

- ◆ Plans and drawings of the property involved in these transactions can be obtained from the Assets and Estates Team, Property Services
- ◆ Weekly List of Delegated Authority Transactions can be obtained on the Council's intranet

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Appendix 1

Delegated Authority Transactions

Transaction Type	Quarter 3 2021/2022		Quarter 4 2021/2022		Annual Summary	
	No	Value	No	Value	No	Value
Lease Renewal	1	£8,500	1	£10,000	6	£268,502
New Lease	12	£52,786	19	£84,863	58	£297,813
Landlords Consent	4	£1	5	£0	13	£2
Assignment	3	£0	2	£0	7	£0
Rent Review	0	£0	1	£2,264	2	£32,976
Total Revenue	20	£61,287	28	£97,127	86	£599,293
Disposal	11	£195,695	2	£4,700	21	£516,312
Compensation	1	£27,050	0	£0	8	£233,200
Wayleave/Servitude	6	£1,208	2	£950	16	£23,037
Acquisition	15	£1,068,750	6	£480,500	43	£2,814,853
Title Waiver	0	£0	0	£0	0	£0
Total Capital	33	£1,292,703	10	£486,150	88	£3,587,402
Miscellaneous	3	£55,001	2	£106,650	6	£476,651

Appendix 2

Delegated Authority Transactions

Transaction Type	Quarter 1 2022/2023	
	No	Value
Lease Renewal	5	£23,300
New Lease	10	£42,300
Landlords Consent	7	£0
Assignment	3	£0
Rent Review	6	£48,800
Total Revenue	31	£114,400
Disposal	3	£13,700
Compensation	6	£13,900
Wayleave/Servitude	3	£2
Acquisition	16	£1,055,750
Title Waiver	0	£0
Total Capital	28	£1,083,352
Miscellaneous	6	£55,500

