

Report

Report to: **Executive Committee**
Date of Meeting: **2 February 2022**
Report by: **Chief Executive**

Subject: **Recommendations Referred by Housing and Technical Resources Committee**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval of the undernoted recommendations referred to this Committee by the Housing and Technical Resources Committee at its meetings on 8 December 2021 and 19 January 2022 (Special) respectively

2. Recommendation(s)

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

- (1) that the revised South Lanarkshire Council Anti-Social Behaviour Policy be approved and implemented with effect from 1 March 2022.
- (2) that the proposed rent increase of 2.2% for all Council houses, Gypsy/Traveller sites, lockups and garage sites and the revenue estimate proposals for the Housing Revenue Account Budget 2021/2022 be endorsed and referred to the Council for approval; and
- (3) that, based on the rent increase of 2.2%, the 2022/2023 Housing Capital Programme, totalling £52.230 million, be endorsed and referred to the Council for approval.

3. Background

3.1 **Recommendations Referred by Housing and Technical Resources Committee of 8 December 2021 – South Lanarkshire Council Anti-Social Behaviour Policy Review 2021/2022 – Extract of Minute**

A report dated 25 November 2021 by the Executive Director (Housing and Technical Resources) was submitted on the proposed introduction of the revised Anti-social Behaviour Policy with effect from 1 March 2022.

The current Anti-social Behaviour Policy was introduced in September 2013 and had been developed in accordance with relevant legislation and regulatory requirements at that time. The 2021/2022 Policy Review Schedule, approved by this Committee at its meeting on 17 February 2021, included provision for a full review of the Council's Anti-social Behaviour Policy during 2021/2022.

The review aimed to ensure the policy was fully compliant with updated and new legislative and regulatory requirements. The review also considered the Council's overall approach to tackling anti-social behaviour and how it was managed across different services.

It was proposed that the revised policy would continue to focus on the prevention and management of anti-social behaviour, with the key changes noted in Section 5.1 of the report. The policy set out key aims and objectives that were consistent with the Council's visions.

A draft Anti-social Behaviour Policy was issued for formal consultation from 23 August to 22 October 2021 and published on the Council's website, with an online questionnaire to guide responses in relation to key aspects of the policy. The questionnaire also gave respondents the opportunity to provide additional comments or highlight areas they considered had been omitted.

In addition to the questionnaire, a range of consultation events and presentations or discussions with existing interested groups were taken forward by officers. Views were also sought from a number of specialist organisations which offered support and advice to vulnerable individuals and groups across South Lanarkshire.

As part of the consultation process, a special Elected Member Awareness Session was held on 4 October 2021 and provided elected members with an overview of the key changes proposed and the opportunity to ask senior officers questions and comment on the draft.

Another part of the consultative process was a peer review with Fife and East Ayrshire Councils. Both organisations provided comments and recommendations.

In addition to feedback from elected members, through the consultation, 102 responses had been received from both individuals and organisations and were detailed in the report.

Subject to endorsement by this Committee, the revised Anti-social Behaviour Policy would be submitted to the Executive Committee for approval on 2 February 2022. If approved by the Executive Committee, the revised policy would be implemented from 1 March 2022.

In response to members' questions, officers undertook to provide members with information on the duration of Short Scottish Secure Tenancies and how often they were used.

The Committee decided:

- (1) that the revised South Lanarkshire Council Anti-Social Behaviour Policy, attached as Appendix 1, be endorsed.

The Committee recommended to the Executive Committee:

- (2) that the revised policy be approved and implemented with effect from 1 March 2022.

[Reference: Minutes of 17 February 2021 (Paragraph 11)]

- 3.2. A link to the report submitted to the Housing and Technical Resources Committee of 8 December 2021 is provided below for information.
[Anti-Social Behaviour Policy Review 2021/2022](#)

3.3. Recommendations Referred by Housing and Technical Resources Committee of 19 January 2022 – Housing Revenue and Capital Account Budget 2022/2023 – Extract of Minute

A joint report dated 10 January 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted on:-

- ♦ the Revenue Estimate proposals for the Housing Revenue Account (HRA) for 2022/2023 which had been prepared in line with the 30-year Business Plan
- ♦ the 2022/2023 Housing Capital Programme totalling £52.230 million

The HRA revenue budget submission for 2022/2023 had been prepared in line with the 30-year HRA Business Plan, developed to reflect investment priorities of maintaining and improving the housing stock to the Scottish Housing Quality Standard (SHQS) and the updated Energy Efficiency Standard for Social Housing (EESH2). The programme also included projects to increase the supply of Council housing as well as environmental works and legislative compliance programmes to ensure that all safety requirement standards were met.

The movement as compared to the existing 2021/2022 revenue budget was outlined in Appendix 1 to the report. The movements were summarised in the report.

The proposals took account of a bad debt provision of £3.405 million to continue to provide for the potential impact on rent collection and arrears, which included contingency for the ongoing uncertainty on the impact of Covid-19 on rental collections in the coming year and an allocation of £0.150 million for tenancy sustainment mitigation measures. Although this was an overall reduction from previous years' contingency levels, it was considered prudent within the current operational environment.

During the consultation process for 2022/2023, tenants had expressed support for continuing the temporary move away from the established approach of setting rents on a multi-year basis. To reflect the uncertainty of the ongoing impact of the COVID-19 pandemic, a 1-year rent increase of 2.2% had been proposed for 2022/2023. To achieve this level of rent increase, a re-profiling of the long-term investment priorities had been undertaken. Short-term investment priorities and current service levels would be maintained.

In line with the HRA Business Plan, a reduction of £0.268 million for efficiencies had been included within the Resources' Supervision and Management budget which would not affect the delivery of services to tenants.

Details of the proposed Housing Capital Programme, totalling £52.230 million, were provided in Appendix 2 to the report and information on how the Programme would be funded was summarised in the report.

A wide-ranging consultation had been carried out with tenants and other stakeholders and details of the consultation process and associated outcomes were provided in the report.

Officers responded to members' questions on various aspects of the report.

The Committee recommended to the Executive Committee:

- (1) that the proposed rent increase of 2.2% to all Council houses, Gypsy/Traveller sites, lockups and garage sites and the revenue estimate proposals for the HRA, as detailed in Appendix 1 to the report, be endorsed; and
- (2) that, based on the rent increase of 2.2%, the 2022/2023 Housing Capital Programme of £52.230 million, as detailed in Appendix 2 to the report, be endorsed.

[Reference: Minutes of South Lanarkshire Council of 24 February 2021 (Paragraph 3)]

- 3.4. A link to the report submitted to the Special Housing and Technical Resources Committee of 19 January 2022 is provided below for information.

[Housing Revenue and Capital Account Budget 2022/2023](#)

4. Employee Implications

- 4.1. Any employee implications were raised in the original reports to the Housing and Technical Resources Committee.

5. Financial Implications

- 5.1. All financial implications have been highlighted as part of the original reports to the Housing and Technical Resources Committee.

6. Other Implications

- 6.1. Any implications have been highlighted as part of the original reports to the Housing and Technical Resources Committee.

7. Equality Impact Assessment and Consultation Arrangements

- 7.1. No equality impact assessment or consultation is required in terms of the proposals contained within this report.
- 7.2. Consultation on the draft Anti-social Behaviour Policy took place between 23 August and 22 October 2021
- 7.3. Consultation with both tenants and members to agree the annual rent rises required to fund the Housing Business Plan had previously taken place in terms of the recommendations considered by the Housing and Technical Resources Committee.

Cleland Sneddon
Chief Executive

19 January 2022

Link(s) to Council Values/Ambitions/Objectives

- ◆ Fair, open and sustainable
- ◆ Accountable, effective, efficient and transparent

Previous References

Housing and Technical Resources Committee 8 December 2021

Housing and Technical Resources Committee 19 January 2022

List of Background Papers

None

Contact for Further Information

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

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