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HOUSING1996M
Motherwell, 11 September 1996 at 2 pm.

A Meeting of the HOUSING COMMITTEE

PRESENT

Councillor McLaughlin, Convener; Councillors Craigie and Beekman, Vice-Conveners; Councillors Chadha, Cox, Gormill, Griffin, Hogg, Leitch, Lyle, McAlorum, H. McGuigan, McKendrick, W. Martin, Provost Mathieson, Morgan, Murphy, G. Murray, V. Murray, Nolan, Robertson and Wilson.

CHAIR

Councillor McLaughlin (Convener) presided.

IN ATTENDANCE

The Chief Committee Services Officer, Director of Housing, Director of Construction Services, Director of Social Work, Head of Housing Strategy and Resources, Head of Local Housing Services, and Senior Accountant (Department of Finance).

APOLOGIES

Councillors Clarke, Connelly, Lafferty, Lunny, McCabe, McElroy, Macleod, Moran and Sullivan.

HOUSING (SPECIAL CASES) SUB-COMMITTEE

1. There were submitted the Minutes of the meeting of the Housing (Special Cases) Sub-Committee held on 16 August 1996.

Decided: that the terms of the Minutes be noted.

TENANT OWNERSHIP PURCHASE SCHEME

2. There was submitted a report dated 26 August 1996 by the Director of Housing (1) in relation to the introduction of the Tenant Ownership Purchase Scheme (TOPS) by Scottish Homes on 1 July 1996, as a voluntary scheme for all registered Housing Associations and Co-operatives within Scotland, with the exception of Abbeyfield and Co-ownership Societies; (2) advising that the scheme offered cash incentives to assist eligible Housing Association tenants who wished to buy their homes but did not have a statutory "Right to Buy" on the basis that any Housing Association property disposed of under the Scheme must be replaced by that Association by either a "new build" property or by the refurbishment of an existing property, and (3) advising

that

the Scheme had been introduced with a view to developing balanced communities, to contributing to continued growth of sustainable home ownership and to diversifying tenure within Scotland.

Decided: that the terms of the report be noted.

NORTH LANARKSHIRE HOUSING FORUM - SEMINAR

3. There was submitted a report dated 27 August 1996 by the Director of Housing advising that a Seminar would be held at Broadwood Stadium Conference Centre, Cumbernauld on 9 October 1996 to further develop a North Lanarkshire Housing Forum involving all Housing Associations and other providers of rented accommodation within North Lanarkshire, in order to develop housing strategies and to provide housing stock which would meet the needs of the Community.

Decided: that the terms of the report be noted.

SCOTTISH OFFICE CCTV CHALLENGE COMPETITION 1996/97

4. With reference to paragraph 24 of the Minutes of the meeting of this Committee held on 1 May 1996, there was submitted a report dated 28 August 1996 by the Director of Housing advising that the Council's bids to the Scottish Office CCTV Challenge Competition 1996/97 for funding towards CCTV projects at Forgewood Housing Estate, Motherwell, and at Gowkthrapple, Wishaw, had been successful.

Decided:

- (1) that the grant awards from the Scottish Office towards the installation of a CCTV system at Forgewood Housing Estate, Motherwell, and towards the extension of the CCTV system at Gowkthrapple Housing Estate, Wishaw, for the sums of \$125,000 and \$29,000 respectively, be accepted;
- (2) that the balance of the costs of the projects, which amounted to \$113,000, be met from the Housing Revenue Account Capital Programme in 1996/97 and 1997/98, and
- (3) that the Director of Housing proceed to implement the projects as a matter of urgency.

GARDEN ASSISTANCE SCHEME

5. With reference to paragraph 22 of the Minutes of the meeting of this Committee held on 1 May 1996, there was submitted a report (docketed) dated 27 August 1996 by the Director of Housing (1) standardising the work specifications and cyclic maintenance schedules for the Garden Assistance Schemes of the merging authorities to North Lanarkshire, and (2) advising that tender documents were being prepared for the Garden Assistance Scheme which would be North Lanarkshire wide based on the specifications set out in Appendix 3 to the report.

Decided:

- (1) that the tender arrangements and document specifications for the next contract for the Garden Assistance Scheme, as set out in the report, be approved subject to minor amendments in respect of the timescales specified for grass cutting and hedge trimming, and
- (2) that it be noted that a report on the timetable for the tendering process for the contract and on funding arrangements for the scheme would be submitted to a future meeting of the Committee.

Declaration of Interest

Councillor W. Martin declared an interest in the following item of business and took no part in the consideration thereof.

TRANSFER OF SHELTERED HOUSING WARDEN SERVICE FROM THE DEPARTMENT OF SOCIAL WORK TO THE DEPARTMENT OF HOUSING

*@AN8

6. With reference to paragraph 14 of the Minute of the meeting of this Committee held on 13 March 1996 when inter alia it had been agreed to transfer the Sheltered Housing Warden Service from the Department of Social Work to the Department of Housing with effect from 1 October 1996, there was submitted a report dated 27 August 1996 by the Director of Housing regarding the transfer of the service and setting out recommendations for the future development thereof.

After discussion, Councillor Craigie, seconded by Councillor H. McGuigan, Leader of the Council, moved

- (1) that it be noted that the existing posts of Wardens and Relief Wardens would transfer to the Department of Housing on 1 October 1996 on their present terms

and conditions of employment on the basis that

line
management for the Sheltered Housing Warden
Service would be provided by the local Area
Housing Managers;

(2) that the Housing Revenue Account estimates for
1996-97 be adjusted to take account of the additional
expenditure of \$485,000, and that provision be
made in the estimates for 1997/98 for the full annual
cost of the Service;

(3) that a rolling programme for the replacement of
alarm systems be compiled and that provision be made
within the Housing Revenue Account Capital
Expenditure Programme therefor;

(4) that all future alarm systems for sheltered
housing be compatible with the ALERT Community Alarm Scheme
to ensure the provision of a 24 hour service;

(5) that the two existing Sheltered Housing Complexes
which had no Relief Warden and no "sleep over"
cover be given priority for alarm upgrading or
replacement;

(6) that when a post of Warden or Relief Warden
became vacant through natural wastage, the post
should be filled with no "sleep over" requirement
attached to the terms and conditions of
employment for that post, but where the vacant post was
within a Complex which was not fitted with an alarm system
which was compatible to the ALERT Scheme, then
the alarm system should be suitably replaced before
the post should be filled;

(7) that when a post of Warden was filled without a
"sleep over" requirement and the Warden did not require
to live within the Sheltered Housing Complex, the
house which would have been allocated for use by the
Warden should be treated as a sheltered or
special needs property for allocation and it should be
linked with the alarm system of the complex to ensure

that it
criteria;

was exempt from the statutory "right to buy",

(8) that following the transfer of the Service to the
Department of Housing, an audit of activity be
carried out to determine the level of services provided
to tenants, including the use of common rooms and
regular activities taking place;

(9) that a risk assessment be carried out in each
Sheltered Housing Complex and any breaches of health and
safety requirements be immediately rectified;

(10) that negotiations be carried out with nominated
representatives with a view to standardising
shift patterns to ensure consistency in service
delivery, and

(12) that the report be remitted to the Personnel
Services Committee.

Councillor McAlorum, seconded by Councillor Lyle, moved as an amendment that the recommendations set out in a report by the Director of Housing be approved with the exception of the recommendation for the deletion of the "sleep over" requirement from the terms and conditions of employment of any Warden or Relief Warden to be appointed to a Sheltered Housing Complex which was provided with either an ALERT alarm system or a compatible alarm system.

On a vote being taken 2 members voted for the amendment and 17 members voted for the motion. The motion was accordingly declared carried.

Decided:

(1) that the proposals as detailed in the motion be approved, and
(2) that the Director of Housing report to the
Committee on the availability of funding for the decoration
of common rooms and community halls within the
Sheltered Housing Complexes.

Councillor McAlorum requested that her dissent be recorded.

CHILDREN (SCOTLAND) ACT 1995

7. With regard to paragraph 31 of the Minutes of the meeting of
this

Committee held on 14 August 1996, there was submitted a report dated 26 August 1996 by the Director of Housing (1) giving details of the implications of the Children (Scotland) Act 1995 in the interests of the Council as a Housing Authority; (2) advising that Part II of the Act specified the duties, powers and responsibilities of Local Authorities to promote and safeguard the welfare of children in need, and (3) advising that many of the requirements of the Act, which would fully take effect from 1 April 1997 had been or were already being implemented, and that the Department of Housing would continue to work closely with the Department of Social Work with a view to developing a Children's Services Strategy.

Decided: that the terms of the report be noted.

RESIDENTIAL ACTION PLAN - CONVERSION OF PREMISES AT
LESLIE STREET, MOTHERWELL, TO PROVIDE A CHILDREN'S
UNIT

8. There was submitted, in terms of remit from the Social Work Committee at its meeting on 3 September 1996, a report dated 19 August 1996 by the Director of Social Work advising of the progress of the Residential Child Care Action Plan, and outlining proposals for the establishment of a Children's Unit at Leslie Street, Motherwell.

Decided: that the terms of the report be noted.

The Convener at this stage thanked the Director of Social Work for his presentation on the previous item and wished him well on his impending retirement.

OUT OF HOURS STAND-BY SERVICE FOR HOMELESS PERSONS

9. There was submitted a report dated 29 August 1996 by the Director of Housing advising (1) that, with effect from 1 September 1996, interim arrangements would be introduced to rationalise the varied procedures of the merging authorities to North Lanarkshire for dealing with out of hours emergency applications from persons seeking assistance under the terms of Homelessness Legislation, and (2) that the interim arrangements for the out of hours services for homeless persons would be reviewed along with all other emergency out of hours services at a later date.

Decided: that the terms of the report be noted.

FINANCIAL MONITORING REPORT

10. There was submitted report dated 4 September 1996 by the Director of Finance setting out the position of the spending level of the Department of Housing in comparison to the approved departmental budget for the period from 1 April to 22 August 1996.

Decided: that the terms of the report be noted.

CUMBERNAULD DEVELOPMENT CORPORATION HOUSING
STOCK -TRANSFER UPDATE

11. This item was withdrawn from the Agenda.

DRAFT TENANCY AGREEMENT

12. There was submitted a report (docketed) dated 28 August 1996 by the Director of Housing detailing the terms of a draft Tenancy Agreement.

Decided:

- (1) that the draft Tenancy Agreement, as set out in the report, be approved and distributed to Tenants Groups for consultation, and
- (2) that a report on the outcome of the consultations with the Tenants Groups be submitted to a future meeting of the Committee.

HOUSING MANAGEMENT COMPULSORY COMPETITIVE
TENDERING TENANT CONSULTATION

13. With reference to paragraph 13 of the Minutes of the meeting of this Committee held on 31 January 1996 when inter alia it had been agreed to adopt the advice contained in Scottish Office Circular No. 20/1995 entitled "Arrangements for Tenant Involvement and Consultation", there was submitted a report dated 21 August 1996 by the Director of Housing (1) setting out a timetable for informal consultation meetings with Tenant Groups on Housing Management Compulsory Competitive Tendering, and (2) advising that the Tenant Groups, at these meetings, would be invited to nominate representatives to form

a Tenant Housing Management CCT Consultation Group which

would then, through a series of formal meetings, discuss such issues as:- CCT Principles, Contract Specifications, Housing Standards, Tender Evaluation, the Proposed Contractor and Contract Monitoring.

Decided:

- (1) that the terms of the report be noted, and
- (2) that it be noted that a report on the outcome of the initial consultations with the Tenant Groups would be submitted to a future meeting of the Committee.

HOUSING CAPITAL PROGRAMME MONITORING REPORT
1996/97

14. There was submitted a joint progress report dated 28 August 1996 by the Director of Housing and the Director of Construction Services on major programmed works and capitalised repairs within the Housing Capital Programme 1996/97.

Decided: that the terms of the report be noted.

REVIEW OF HOUSING REVENUE ACCOUNT HOUSING CAPITAL
PROGRAMME 1996/97

15. There was submitted a report (tabled and docketed) dated 9 September 1996 by the Director of Housing (1) reviewing spending plans within the Housing Revenue Account Capital Programme 1996/97 to take account of the most up-to-date projections on available resources and of the progress of the implementation of the Programme, and (2) outlining the way in which future capital investment priorities and programmes should be formulated and progressed.

Decided:

- (1) that the revised Capital Programme, as set out in Appendix 3 to the report, be approved on the understanding that the Director of Housing would monitor the progress and report to the Committee, if appropriate;
- (2) to approve, in principle, that projects listed in Appendix 4 to the report be transferred to the Revenue Budget for 1997/98 onwards on the understanding that a further report by the Director of Housing on the management of the overall Revenue Repairs Budget would be submitted to the next meeting of the

Committee;

(3) investment report, be the specific onwards that the basis of determining future capital programmes, as set out in Appendix 5 to the approved, in principle, on the understanding that Director of Housing would report further on spending plans for the financial year 1997/98 to the Committee, and

(4) Resources that the report be remitted to the Policy and Committee for its consideration.

HOUSING CAPITAL PROGRAMME 1996/97 - ACCEPTANCE OF
NEGOTIATED TENDERS FOR PROJECTS

16. There were submitted reports by the Director of Construction Services (1) detailing the terms which had been negotiated with the Building and Roads DLO for various works as shown below, and (2) advising that the Director of Administration, in line with the powers delegated to him and following consultation with the Convener, had made the necessary arrangements for the acceptance of negotiated tenders in the sums detailed hereafter, subject to the implementation of project management arrangements to achieve the successful, cost effective and budget controlled completion of the projects:-

Tender Cost	Project	Negotiated
		\$
	Re-roofing of 6 blocks of dwellinghouses in Cumbernauld and Kilsyth	81,041.76
	Re-roofing of eleven blocks of dwellinghouses in Moodiesburn (Phase 1)	124,269.01
	Re-roofing of twenty three blocks of dwellinghouses in Motherwell (Phase 1)	297,572.55
	Replacement of dormer roof at fifteen dwellinghouses in Bellshill	68,672.84
	Replacement of windows at two hundred and seventeen dwellinghouses in Bargeddie (Phase 1)	286,604.61
	Upgrading of thirty dwellinghouses at Windsor Walk, Tannochside	487,702.07

Decided: that the terms of the reports be noted.

REFURBISHMENT PROGRAMME OF BLOCKS OF
DWELLINGHOUSES AT NORTHFIELD ROAD AND RENNIE ROAD,
KILSYTH

17. There was submitted a report dated 26 August 1996 by the
Director of Housing regarding a refurbishment programme
comprising major repairs and environmental improvements at
blocks of dwellinghouses at Northfield Road and Rennie
Road,
Kilsyth.

Decided:

- (1) that the Director of Construction Services be
invited to submit a negotiated tender in respect of the
refurbishment works at the blocks of
dwellinghouses at 1-19 and 21-29 Northfield Road, Kilsyth, in
1996/97;
- (2) that provision be made in future Capital
Programmes to include the twelve remaining blocks of
dwellinghouses at that location within the
refurbishment project on a phased basis, and that
Phase 2 of the project should include the blocks
of dwellinghouses at 31-37 and 2-26 Northfield Road,
and
- (3) that the Director of Housing be authorised to
continue negotiations with the owner occupier residing at
73-91 Rennie Road, Kilsyth, and also any other owner
occupiers within the blocks of dwellinghouses at
that location which had been earmarked for
refurbishment,
with a view to securing their participation in
the project.

MAJOR REPAIRS TO ROOF AND CHIMNEYS AT
DWELLINGHOUSES AT CORONATION
PLACE, MOUNT ELLEN; WOODNEUK ROAD, GARTCOSH;
CUMBERNAULD ROAD AND
KNOWE ROAD, MUIRHEAD; AND REPLACEMENT DOOR
CANOPIES AT BURNBRAE AVENUE
AND ADAMSWELL TERRACE, MOODIESBURN

18. There was submitted a report dated 27 August 1996 by the
Director of Housing (1) advising that, as a result of
surveys of

the housing stock in Moodiesburn and the surrounding area, it had been determined that urgent repairs were required to be undertaken in respect of the roof and chimneys of the dwellinghouses at Coronation Place, Mount Ellen; Woodneuk Road, Gartcosh, and Cumbernauld Road and Knowe Road, Muirhead, at an estimated cost of \$65,000, and (2) outlining proposals to utilise the remaining balance of the budget allocation for major repairs in the area of Moodiesburn for the purposes of replacing the flat roofed door canopies at dwellinghouses at Burnbrae Avenue and Adamswell Terrace, Moodiesburn, with pitched roofs, in order to alleviate problems of water ingress, at an estimated cost of \$15,000.

Decided: that the proposals for the implementation of the major repairs to dwellinghouses in the Mount Ellen, Gartcosh, Muirhead and Moodiesburn areas be approved.

The Convener being of the opinion that the following item of business was of an urgent nature authorised its consideration to enable the Council to progress major maintenance projects at the earliest possible date.

OVERCLADDING OF MULTI-STOREY DEVELOPMENT AT
DUNBETH COURT, COATBRIDGE - EXTENSION OF CONTRACT
TO INCLUDE THE PROVISION OF A PITCHED ROOF

19. There was submitted a report dated 10 September 1996 by the Director of Construction Services seeking approval for an extension to the contract for the overcladding of the multi-storey development at Dunbeth Court, Coatbridge, which was currently being carried out by Miller Construction Limited, Edinburgh, to include the provision of a pitched roof on the building at an additional cost of \$852,181.98.

Decided: that the Director of Administration be authorised, with immediate effect, to accept the extension of the contract for the overcladding of Dunbeth Court, Coatbridge, which was currently being carried out by Miller Construction Limited, to include the provision of a pitched roof on the multi-storey development at an additional cost of \$852,181.98.

FINAL MEASUREMENTS

20. There was submitted a report dated 5 September 1996 from the Director of Construction Services detailing the final measurements for various housing projects.

shown Decided: that the terms of the report be noted as below:-

- Shotts
- (1) External render to properties at Belmont Drive, (Phase 3) by A.C. Whyte (Slaters and Plasterers) Limited, Glasgow, for the sum of \$81,918.73;
- (Phase 2)
- (2) Refurbishment of Bison flats at Tannochside by G.F. Sharp and Company Limited, Wishaw, for the sum of \$1,319,706.53;
- the
- (3) Gas Heating Replacement Programme 1994/95 (Contract 6) - 75 dwellinghouses at Watson Street, Motherwell by D. Campbell and Company Limited, Glasgow, for the sum of \$109,800.89;
- former
- (4) Window Replacement Programme 1994/95 - 483 dwellinghouses at Hattonrigg, Bellshill by the Motherwell District Council's Building Services, for the sum of \$420,934.05, and
- for the
- (5) Window Replacement Programme 1994/95 - 249 dwellinghouses at Holytown, Bellshill and Central Wishaw by the former Motherwell District Council's Building Services, for the sum of \$306,817.94.

APPLICATIONS FOR HOME LOSS AND DISTURBANCE PAYMENTS

21. There was submitted a report (docketed) dated 4 September 1996 by the Director of Administration advising (1) that since 1 April 1996, a number of applications for Home Loss and Disturbance payments had been processed, as an interim arrangement, by the Department of Administration in terms of the Land Compensation (Scotland) Act 1973 and the Planning and Compensation Act 1991, and (2) that in order to streamline the procedure for processing the applications, and following consultations with the Director of Housing, it

was

proposed, with effect from 30 September 1996, that the Director of Housing would assume full responsibility for the processing of the applications.

Decided:

- Administration
- (1) that the action taken by the Director of Administration in processing the Home Loss and Disturbance payments, as detailed in the annex to the report, be homologated;
- (2) that the Director of Administration be authorised to process all current and future applications for Home Loss and Disturbance payments received up to 30 September 1996, and
- Housing to (3) that powers be delegated to the Director of process all applications for Home Loss and Disturbance payments received after 30 September 1996.

KILSYTH TOWN CENTRE - HOUSING ACTION AREA FOR IMPROVEMENT

22. There was submitted a report dated 28 August 1996 by the Director of Housing advising on the progress of the Kilsyth Town Centre Housing Action Area for Improvement and seeking authority to proceed with the final phase of the Initiative.

Decided:

- enter
- (1) that the Director of Housing be authorised to enter into an Agency Agreement with West of Scotland Housing Association for Phase III of the Kilsyth Town Centre Housing Action Area for Improvement at an estimated cost of \$700,000;
- continue
- (2) that the Director of Housing be authorised to continue negotiations with West of Scotland Housing Association, Scottish Homes and the owners of the properties at 33-37 and 83-87 Main Street, Kilsyth, with a view to the Council acquiring the site at that location for future demolition on the basis that Scottish Homes would then fund the development of houses

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as

the cleared site and that the Council would
100% nomination rights to the houses in the first
instance and thereafter 50% nomination rights;

(3) that the Director of Housing be authorised to
negotiations with all interested parties
retention and future use of the Listed Building
42 Main Street, Kilsyth, and

(4) that the Director of Housing be authorised to
Repairs Notices, in terms of Section 108 of the
Housing (Scotland) Act 1987, on the owners of the
properties contained in the Housing Action Area,
appropriate.

BELLSHILL NO. 2 HOUSING ACTION AREA (PHASE 2) -
PROPOSED SERVICE OF REPAIRS NOTICES

23. Notices,
of the
with
to serve
the
the
and

There was submitted a report dated 23 August 1996 by the
Director of Housing seeking approval to serve Repairs
in terms of Section 108 of the Housing (Scotland) Act 1987,
on the owners of the properties at 1A-7L Hamilton Road and
168-188 Main Street, Bellshill, which fell within Phase 2
Bellshill No. 2 Housing Action Area for Improvement as part
of the ongoing rehabilitation programme at that location
a view to securing their participation in the Initiative.

Decided: that the Director of Housing be authorised
Repairs Notices, in terms of Section 108 of
Housing (Scotland) Act 1987 on the owners of
tenemental property at 1A-7L Hamilton Road
168-188 Main Street, Bellshill.

OLD MONKLANDS ESTATE - COATBRIDGE - REGENERATION

24. with

There was submitted a report dated 26 August 1996 by the
Director of Housing highlighting the problems associated
Old Monklands Estate, Coatbridge, and outlining the options
available for its regeneration.

Decided: that the terms of the report be noted and

that the

Director of Housing report further to the
Committee on strategies for the regeneration
of
Old Monklands Estate, Coatbridge.

TRAVELLING PERSONS - PROCEDURES DEALING WITH ILLEGAL
ENCAMPMENTS

25. There was submitted a report (docketed) dated 28 August
1996 by the Director of Housing outlining the procedures
for
dealing with illegal encampments by travelling persons.

Decided: that the procedures for dealing with illegal
encampments by travelling persons, as set
out in
Appendix 1 to the report, be approved.

The Convener being of the opinion that the following three items of
business were of an urgent nature due to the need to ensure timeous
responses to the requests for funding, authorised consideration of the
reports by the Director of Housing.

SHELTER - REQUEST FOR FUNDING TOWARDS OPERATIONAL
COSTS AND CAMPAIGN COSTS

26. There was submitted a report (tabled) dated 9 September
1996 by the Director of Housing giving details of requests
from

Shelter (1) for funding in the sum of \$1,300 towards the
operational costs of the Glasgow Housing Aid Centre for
1996/97, and (2) for a contribution towards the
Organisation's
Campaign entitled "Housing for Good".

Decided:

(1) that a grant of \$1,300 be awarded to Shelter
towards
the operational costs of the Glasgow Housing Aid
Centre for 1996/97, and

(2) that a contribution, in the sum of \$500, be made
towards the "Housing for Good" Campaign.

SCOTTISH FEDERATION OF HOUSING ASSOCIATIONS -
INVITATION TO ATTEND CAMPAIGN LAUNCH AND REQUEST
FOR FUNDING

27. There was submitted a report (tabled) dated 9 September
1996 by the Director of Housing advising (1) that the
Scottish

invitation
Campaign
had

Federation of Housing Associations had extended an invitation to the Council to be represented at the launch of its Campaign entitled "Build a New Home" in Glasgow on 23 September 1996; (2) that the aim of the Campaign was to increase the level of investment in housing, and (3) that the Federation had also requested funding towards the cost of the Campaign.

Decided:

launch
to

(1) that the Convener represent the Council at the launch of the "Build a New House" Campaign, and
(2) that a contribution, in the sum of \$500, be made to the Scottish Federation of Housing Associations towards the cost of the Campaign.

SCOTTISH NATIONAL HOUSING AND TOWN PLANNING
COUNCIL - APPOINTMENT OF DELEGATE

28. that
Member
the

With reference to paragraph 6 of the Minutes of the meeting of the Planning and Development Committee held on 4 September 1996 there was submitted a report (tabled) dated 20 August 1996 by the Director of Administration advising that as a result of the appointment of the Vice-Convener of the Planning and Development Committee to the office of Chairman of the Scottish National and Town Planning Council, this Council was entitled to appoint another Member to fill the vacancy, and suggesting that the Convener of the Housing Committee be appointed to the vacant position.

Decided: that the terms of the report be approved.

CONFERENCES ETC.

(1) "SCOTTISH HOUSING WITH SUPPORT 96 CONFERENCE"

29. to

There was submitted an invitation by Jones Ogg Associates to be represented at the "Scottish Housing with Support 96 Conference" to be held in Crieff on 10 and 11 October 1996.

represent

Decided: that Councillor Beekman, Vice Convener, represent the Council at this Conference.

(2) "HOUSING MANAGEMENT CCT - THE BRAVE NEW WORLD"

30. There was submitted an invitation from the Chartered
Institute of Housing in Scotland to be represented at a Conference
entitled "Housing Management CCT - The Brave New World"
to be held in Glasgow on 18 October 1996.

Decided: that the Convener and one member of the
minority parties represent the Council at this
Conference.

It was agreed in terms of Section 50(A)(4) of the Local Government
(Scotland) Act 1973 that the public be excluded from the meeting for the
following items on the grounds that the business involved the likely
disclosure of exempt information as defined in paragraphs 3 and 6 of
part 1 of schedule 7a of the Act.

COMPLAINT TO THE COMMISSIONER FOR LOCAL
ADMINISTRATION IN SCOTLAND BY MRS. C

31. There was submitted a report dated 27 August 1996 by the
Director of Housing intimating the comments of the
Commissioner for Local Administration in Scotland in
respect of a complaint by Mrs C against the Council.

Decided: that an ex-gratia payment of \$500 be made to
the complainant.

PETITION AGAINST TENANT

32. There was submitted a report (docketed) dated 28 August
1996 by the Director of Housing advising that a petition
had been received by the Department of Housing seeking the
report. withdrawal of a tenancy on the grounds set out in the

Decided:

- (1) that the terms of the report be noted;
- (2) that no action in law be taken to withdraw the
tenancy, and
- (3) that, if appropriate, the Director of Housing and
the Director of Social Work be authorised to assist
and advise any affected parties.