

REPORT

To: HOUSING & TECHNICAL SERVICES COMMITTEE		Subject: STAIR AND CLOSE LIGHTING
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date: 12 October 2001	Ref: TMCK/UC/JMCE	

1. Introduction

- 1.1 The purpose of this report is to advise Committee on current funding arrangements for the servicing and maintenance of stair and close lighting and the implications of extending this service to non-council properties.

2. Council-Owned Properties

- 2.1 The Council funds the maintenance of stair and close lighting in Council-owned properties throughout North Lanarkshire. This service is provided within 2,000 flatted blocks (including towers and sheltered housing complexes) at a cost of approximately £500,000 for the current financial year. Expenditure is grant assisted.

3. Housing Associations

- 3.1 Housing associations service and maintain stair and close lighting within their properties, with the cost recovered from tenants, either as a service charge or with rent.

4. Mixed Tenure Blocks

- 4.1 Within the former Cumbernauld Development Corporation area, the Council provides a factoring service, which includes maintenance of stair and close lighting, to owners within flatted blocks where at least one flat remains in Council ownership. This arrangement was inherited from the former CDC and the factoring fee currently stands at £60 per annum.

5. Grant Funding

- 5.1 The Council receives funding through Aggregate External Finance (AEF) for non-roads lighting which comprises stair and close lighting and open space lighting (Cumbernauld). The AEF funds approximately 53% of the Council's expenditure on these services, with the balance being met from Council Tax.
- 5.2 As AEF levels have been set till 2004/05, extending this service to include properties outwith the Council's ownership would not attract additional AEF in the short term, during which the full amount would have to be financed from Council Tax.

- 5.3 The AEF allocation process is presently under review, with a possible move towards a more general method of allocation based on population share. This could result in the removal of this specific indicator, thereby resulting in expenditure increases being funded totally from Council Tax.

6. Recommendation

- 6.1 Committee is requested to note the contents of this report.

7. Background Information

- 7.1 Available from the Housing and Property Services Department.



T. McKenzie
Director of Housing & Property Services