

Motherwell, 1 November 2001 at 2 pm.

A Meeting of the **HOUSING AND TECHNICAL SERVICES COMMITTEE**

PRESENT

Councillor Morris, Vice-Convener; Councillors Clarke, Glavin, Gormill, Hogg, Lafferty, Logue, Lunny, Lyle, McCabe, McElroy, J. Martin, W. Martin, Mathieson, G. Murray, Nolan, Robertson, Ross, Shields, Smith and Valentine.

CHAIR

Councillor Morris (Vice-Convener) presided.

IN ATTENDANCE

The Chief Committee Services Officer, Director of Housing and Property Services, Head of Housing Services, Head of Design Services, Improvement Grants Manager and Senior Accountant.

APOLOGIES

Councillor McLaughlin, Convener; Councillor Grant, Vice-Convener; Councillors Chadha, McKeown, Maginnis, Morgan, Wallace and Wilson.

SUB-COMMITTEE MINUTE

1. There was submitted the Minute of the meeting of the Housing and Technical Services (Capital Programme and Repairs) Sub-Committee held on 4 October 2001.

Decided: that the terms of the Minute be approved and noted.

FINANCIAL BUDGET MONITORING REPORTS 2001/2002 - HOUSING HRA, HOUSING NON-HRA AND DESIGN SERVICES

2. There were submitted reports dated 14, 19 and 27 September 2001 by the Director of Housing and Property Services (1) advising of the current spending levels of the Housing and Property Services Department for the period from 1 April to 14 September 2001; (2) providing a comparison of actual expenditure and income against the estimated expenditure and income and explanations of the more significant variances, and (3) intimating a projected outturn for the Housing HRA, Housing Non-HRA and Design Services budgets with details of major underspends and overspends.

Decided: that the terms of the reports be noted.

SERVICE PLAN 2001/2002 - QUARTERLY REVIEW

3. With reference to paragraph 12 of the Minute of the meeting of the Housing and Property Services Committee held on 29 March 2001 when, *inter alia*, the draft Housing and Property Services Department Service Plan 2001/2002 was approved, there was submitted a report (docketed) dated 10 October 2001 (1) setting out in Appendix 1 to the report an update on the progress/current status of each priority as at 30 September 2001, and (2) advising that significant progress had been made

in taking forward the Department's objectives for the current year with the action plan being monitored to ensure that all the operational objectives would be achieved as planned.

Decided: that the terms of the report be noted.

DEVELOPING A NORTH LANARKSHIRE COUNCIL TENANT PARTICIPATION STRATEGY

4. There was submitted a report (docketed) dated 9 October 2001 by the Director of Housing and Property Services regarding the development of a North Lanarkshire Council Tenant Participation Strategy (1) advising that the Housing (Scotland) Act 2001 required local authorities to put in place Tenant Participation Strategies, to review existing resources for tenant participation and to maintain a register of tenant groups meeting certain criteria; (2) indicating that the Scottish Executive would make £4.5m available to landlords over the next three years to enable the effective development of the strategy; (3) intimating that as part of an option appraisal exercise a consultation strategy had been developed which could be built upon when developing the Tenant Participation Strategy; (4) informing that a Tenant Participation Sub-Group had been set up to develop a strategy in consultation with the wider tenant population, and (5) outlining the key principles to be incorporated into the strategy, the issues to be considered and the key milestones which had been developed.

Decided:

- (1) that the North Lanarkshire Council Tenant Participation Strategy be developed as outlined in the report by the Director of Housing and Property Services in line with guidance from the Scottish Executive, and
- (2) that the Director of Housing and Property Services submit further reports to this Committee on the proposed use of the resources from the Scottish Executive.

HOUSING CAPITAL PROGRAMME (HRA) 2001/2002-2003/2004

5. With reference to paragraph 10 of the Minute of the meeting of this Committee held on 30 August 2001 when the revised Capital Programme was approved and it was agreed that further reports be submitted to the Committee on any further adjustments required during the remainder of the year, **C** there was submitted a report (docketed) dated 12 October 2001 by the Director of Housing and Property Services reviewing the HRA Capital Programme for 2002/2003 and 2003/2004 (1) setting out in Appendix 1 to the report the revised programme for 2001/2002; (2) outlining in Appendix 2 to the report the HRA Capital Programme 2002/2003 and 2003/2004, and (3) detailing in Appendices 3 and 4 to the report forward Capital Programmes for 2002/2003 and 2003/2004.

Decided:

- (1) that the outline Capital Programme as shown in Appendices 3 and 4 to the report by the Director of Housing and Property Services be approved subject to further reports being submitted to the Committee to finalise annual spending plans in line with updated resource projections, and
- (2) that the report be remitted to the Policy and Resources Committee for consideration.

FINANCIAL ASSISTANCE FOR GLASGOW HOUSING AID CENTRE

6. There was submitted a report dated 2 October 2001 by the Director of Housing and Property Services regarding financial support in relation to the Glasgow Housing Aid Centre (1) advising that the

Glasgow Housing Aid Centre was operated by Shelter at an annual cost of £111,000 offering, inter alia, liaison with Councils and other organisations to resolve individual housing problems; (2) indicating that 15% of households supported were in North Lanarkshire, and (3) intimating that Shelter had requested £1,600 to assist with the running costs of the Centre.

Decided: that financial assistance of £1,600 be made to Shelter to operate the Glasgow Housing Aid Centre.

PROPERTIES AT CLYDESDALE ROAD/EASTFIELD TERRACE, MOSSEND, BELLSHILL

7. There was submitted a report dated 12 October 2001 by the Director of Housing and Property Services regarding outstanding debt in relation to properties at Clydesdale Road/Eastfield Terrace, Mossend, Bellshill (1) advising that the former Motherwell District Council undertook common repairs to various properties securing recovery of costs by the use of Charging Orders and concluding a Minute of Agreement with the owners of the flats providing for the internal upgrading of the flats and the repayment of the outstanding debt to the Council; (2) outlining the improvements made and the difficulty in selling the first two flats; (3) informing that Lanarkshire Housing Association had approached the Trustee of Arturo Russo offering to acquire the properties at the current market value, improve them to a higher standard than currently planned and make them available for letting for general needs housing; (4) intimating that insufficient funds would be realised to repay monies due to the Council under the Minute of Agreement to allow the Charging Orders to be discharged, and (5) setting out options of (a) holding the Trustee to the terms of the Minute of Agreement, and (b) accepting a reduced payment from the Trustee to allow the Charging Orders to be discharged.

Decided:

- (1) that the repayment of £43,671 be accepted to allow the Charging Orders at 46C, 46D, 52, 54, 62 and 66 Clydesdale Road and 3J Eastfield Terrace, Mossend to be discharged and the Minute of Agreement to be terminated, subject to the sale of the properties to Lanarkshire Housing Association by 31 March 2002 for full refurbishment of the properties, and
- (2) that the report be remitted to the Policy and Resources (Finance) Sub-Committee for consideration.

MILLENNIUM GARDEN, HOLEHILLS, AIRDRIE

8. With reference to paragraph 45 of the Minute of the meeting of the Housing and Property Services Committee held on 30 August 2000 when, inter alia, the financial contribution of £35,000 towards the Millennium Garden to be financed from the 2000/2001 HRA Capital Programme was approved, there was submitted a report dated 8 October 2001 by the Director of Housing and Property Services regarding the progress of the Millennium Garden, Holehills, Airdrie (1) advising that the first phase of the work was complete; (2) indicating that costs for the second phase had increased due to high levels of vandalism and a revision of the maintenance costs; (3) indicating that an additional £30,000 was required to complete the project and secure the future maintenance of the park, and (4) proposing the financial contribution of £8,000 being the shortfall after £22,000 had been contributed by the Tenants Association and other partners.

Decided: that the financial contribution of £8,000 towards the Millennium Garden Project to be financed from the 2001/2002 HRA Capital Programme be approved.

NORTH LANARKSHIRE COUNCIL CHILD PROTECTION COMMITTEE - PROPOSALS FOR SUPPORT POSTS

9. With reference to paragraph 28 of the Minute of the meeting of the Social Work Committee held on 23 August 2001 when, *inter alia*, it was agreed that a further report be submitted following the outcome of the bid for funding to the Social Inclusion Fund, there was submitted a report dated 23 August 2001 by the Director of Social Work regarding the North Lanarkshire Council Child Protection Committee (1) advising that the North Lanarkshire Council Child Protection Committee was a multi-agency forum established in June 1996 following guidance from the Scottish Executive; (2) indicating that a significant task of the Committee was to ensure that all departments and agencies undertook comprehensive inter-agency training to ensure that North Lanarkshire children were safeguarded; (3) informing of the requirement to establish a post of Training Co-ordinator and a post of Administrative Assistant for the Child Protection Committee, and (4) intimating that a bid had been submitted to the Social Inclusion Fund for part year funding until 31 March 2002 and thereafter posts recommended by the Child Protection Committee would be funded on a pro-rata basis by each partner department or agency.

Decided:

- (1) that the submission of the bid to the Social Inclusion Fund for part year funding until 31 March 2002 be noted, and
- (2) that the Housing and Property Services Department contribution of £5,500 towards the project be approved.

GARDEN ASSISTANCE SCHEME

10. There was submitted a report (docketed) dated 16 October 2001 by the Director of Housing and Property Services regarding three year measured term contracts under the Garden Assistance Scheme for six contract areas of North, Coatbridge, Airdrie, Viewpark/Bellshill, Motherwell/Forgewood and Wishaw/Shotts (1) setting out in Appendix 1 to the report a list of contractors invited to tender for the contracts; (2) detailing in Appendix 2 to the report the contract letting timescale, and (3) indicating that the contract would be awarded on the basis of 70% price and 30% quality.

The Director of Housing and Property Services orally advised the Committee that the tender specification for the six contracts would be reviewed to address concerns and improve the quality of the service provided to tenants.

Decided:

- (1) that the list of tenderers for a three year measured term contract under the Garden Assistance Scheme covering North, Coatbridge, Airdrie, Viewpark/Bellshill, Motherwell/ Forgewood and Wishaw/Shotts as detailed in Appendix 1 to the report by the Director of Housing and Property Services be approved;
- (2) that the timescale for the letting of the six contracts as detailed in Appendix 2 to the report be noted;
- (3) that the intention to review the tender specification for the six contracts be noted, and
- (4) that the contracts be awarded on the basis of 60% price and 40% quality.

EXTENSION TO MEASURED TERM CONTRACTS FOR THE REPAIR/RENEWAL OF TARMAC FOOTPATHS

11. With reference to paragraph 17 of the Minute of the meeting of the Housing and Property Services Committee held on 1 September 1999 when, *inter alia*, in the light of further information it was agreed to award two year contracts for the repair/renewal of tarmac footpaths with an option of a one year extension for Bellshill/Viewpark, Motherwell/Forgewood and Wishaw/Shotts to McKean and Company Glasgow Limited and the three remaining contracts for North, Airdrie and Coatbridge remain with Finco Contracts Limited, there was submitted a report dated 3 October 2001 by the Director of Housing and Property Services regarding extensions to the contracts (1) advising that the contractors had provided a reasonable service over the six contracts; (2) indicating that the Director of Housing and Property Services had extended the six contracts for a three month period to 4 January 2002 to allow a suitable period to consider all of the TUPE and pension implications which were conditional following the award of the contracts, and (3) indicating that the extension to the contracts had been on the basis of a 3% increase in contract rates.

Decided:

- (1) that the extension in six contracts for a three month period up to 4 January 2002 at an increase of 3% to the contract rate be homologated, and
- (2) that the Director of Housing and Property Services submit a further report to the Committee on the outcome of the consideration of all the TUPE and pension implications which were conditional following the award of the contracts.

EXTENSION OF CONTRACT FOR AN EMERGENCY SECURITY COVER SERVICE FOR CONCIERGE COMPLEXES

12. With reference to paragraph 15 of the Minute of the meeting of this Committee held on 30 August 2001 when the contract with Westguard Security Limited, Coatbridge for the provision of an emergency security service to eight concierge complexes was extended for a further six month period on existing contract rates, there was submitted a report dated 4 October 2001 by the Director of Housing and Property Services thereon (1) advising that due to the implementation of the minimum wage on 1 October 2001 an increase of 8.5% on the hourly chargeout rate had been required, and (2) intimating that the Director of Housing and Property Services had agreed to the increase in order to continue the service.

Decided: that the action taken by the Director of Housing and Property Services in agreeing to an increase of 8.5% in the contract hourly chargeout rate be homologated.

APPROVED CONTRACTORS LIST - CONSTRUCTIONLINE

13. With reference to paragraph 3 of the Minute of the meeting of the Construction Services Committee held on 23 January 2001 when, *inter alia*, it was agreed that a feasibility study on the possibility of the Council selecting consultants and contractors through Constructionline be undertaken, there was submitted a report dated 10 October 2001 by the Director of Housing and Property Services thereon (1) advising that Constructionline was a national database containing information on approximately 8,000 contractors; (2) indicating that Constructionline had invited all contractors on the Council's Approved List to register and advising of the current position relating to this invitation, and (3) proposing that Constructionline be used as the basis of the Approved Contractors List for the building construction related works from April 2002.

Decided: that consideration of the matter be continued.

ROUGH SLEEPERS INITIATIVE

(1) PROGRESS TO DATE AND FUTURE FUNDING

14. There was submitted a report (docketed) dated 3 October 2001 by the Director of Housing and Property Services setting out progress made in respect of the Rough Sleepers Initiative and advising on future funding proposals by the Scottish Executive (1) providing as in Appendix 1 to the report an interim report of progress made with the projects over the past year; (2) indicating that the Scottish Executive had identified funding to ensure the continuation of the Rough Sleepers Initiative in 2002/2003 and 2003/2004; (3) intimating that additional funding would be released for projects on condition that Outcome Agreements to be considered by the Rough Sleepers Initiative Advisory Group and agreed with the Scottish Executive are met, and (4) setting out in Appendix 2 to the report North Lanarkshire Council's proposed Outcome Agreement which was submitted to the Scottish Executive.

Decided:

- (1) that the interim report of the North Lanarkshire Rough Sleepers Working Group as set out in Appendix 1 to the report be noted, and
- (2) that the local Outcome Agreement as detailed in Appendix 2 to the report be approved.

(2) DIRECT ACCESS ACCOMMODATION - WEST HAMILTON STREET, MOTHERWELL

15. There was submitted a report dated 3 October 2001 by the Director of Housing and Property Services regarding the selection of a partner agency to manage the Direct Access Accommodation at West Hamilton Street, Motherwell (1) advising that the target date for the completion of the construction work is January 2002; (2) indicating that a partner agency should be selected to manage the accommodation on behalf of the Council, and (3) outlining the selection process undertaken which had resulted in two organisations (a) Blue Triangle (Glasgow) Housing Association Limited, and (b) Haven Housing Association Limited being invited to make a presentation on the management of the project.

Decided:

- (1) that the progress made to date in the selection process be noted, and
- (2) that the Director of Housing and Property Services be authorised to make the final selection of organisations to manage the Direct Access Accommodation at West Hamilton Street, Motherwell and award the contract to the appropriate organisation.

VACANT PROPERTY AT 244 MAIN STREET, WISHAW

16. There was submitted a report dated 3 October 2001 by the Director of Housing and Property Services regarding vacant property at 244 Main Street, Wishaw (1) advising that the property was the only domestic residence on the first floor of the premises and all other units had been converted to office accommodation for the Area Housing Office and for use by Victim Support, and (2) proposing to integrate the vacant premises within the Area Housing Office.

- Decided:** that the vacant premises at 244 Main Street, Wishaw be integrated within the Area Housing Office.

FUTURE USE OF JANITORS' HOUSES

17. There was submitted a report dated 18 September 2001 by the Director of Housing and Property Services identifying former janitors' houses which are surplus to the requirements of the Housing and Property Services Department.

Decided: that consideration of the matter be continued.

ANTI SOCIAL TASKFORCE - SCHEME OF DELEGATION

- C** 18. There was submitted a report dated 3 October 2001 by the Director of Housing and Property Services seeking an amendment to the Scheme of Delegation for the signing of notices under Section 47 of the Housing (Scotland) Act 1987 (1) advising that the Principal Investigator manages the Anti Social Taskforce and has authority to raise actions in respect of Anti Social Behaviour Orders etc; (2) indicating that to authorise the Principal Investigator to serve Notices of Proceedings for recovery of possession under the terms of the Housing (Scotland) Act 1987 requires formal amendment to the Scheme of Delegation, and (3) proposing that the Principal Investigator be added to the list of officers authorised to execute Notices under Section 47 of the Housing (Scotland) Act 1987.

Decided: that the Council's Scheme of Delegation be amended to include the Principal Investigator, Anti Social Taskforce, in the list of officers authorised to execute Notices under Section 47 of the Housing (Scotland) Act 1987.

ESTATE BASED INITIATIVES - MOTHERWELL AREA

19. With reference to paragraph 11 of the Minute of the meeting of this Committee held on 31 May 2001 when the Estate Based Initiatives Projects for 2001/2002 financial year were approved, there was submitted a report dated 10 September 2001 by the Director of Housing and Property Services regarding the Estate Based Initiative proposals for the Motherwell area (1) advising that the proposal to renew the door entry systems to 53-79 Arran Road, Motherwell was unable to proceed due to ownership problems; (2) proposing that the following projects be included in the Estate Based Initiatives for 2001/2002 as replacements (a) the removal of overgrown and unsightly shrubbed areas and the erection of fencing on Arran Road, Motherwell at a cost of £1,450, and (b) the removal of vandalised cobbled stones and replacement with tarmacadam at a cost of £2,125, and (3) indicating also that due to a shortfall in the budget that the installation of CCTV cameras to Netherwood Tower, Motherwell be also included at a cost of £4,066.

Decided:

- (1) that the removal of the project to renew the door entry systems to 53-79 Arran Road, Motherwell be approved, and
- (2) that the following projects (a) the removal of overgrown and unsightly shrubbed areas and the erection of fencing on Arran Road, Motherwell; (b) the removal of vandalised cobbled stones and replacement with tarmacadam, and (c) the installation of CCTV cameras to Netherwood Tower, Motherwell be approved for inclusion in the Estate Based Initiatives for 2001/2002.

ESTATE REGENERATION - PROJECTS IN COATBRIDGE

20. With reference to paragraph 18 of the Minute of the meeting of the Housing and Property Services Committee held on 30 August 2000 when, inter alia, the recommendations for the original Mini-Estate
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Regeneration area were approved, there was submitted a report dated 17 October 2001 by the Director of Housing and Property Services (1) advising that the project to demolish the pram store area at Clyde and Albion Courts, Coatbridge was unable to proceed, and (2) proposing as a replacement the inclusion of a project to construct a car park area within the High Coats Concierge Complex to the Mini Estate Regeneration Programme.

Decided:

- (1) that the removal of the project to demolish the pram store area at Clyde and Albion Courts, Coatbridge from the Mini Estate Regeneration Project be approved, and
- (2) that the inclusion of the project to construct a car park area within the High Coats Concierge Complex, Coatbridge to the Mini Estate Regeneration Programme be approved.

OVERTIME WORKED BY OFFICERS OVER SPINAL COLUMN POINT 35 - QUARTERLY UPDATE

21. With reference to paragraph 37 of the Minute of the meeting of this Committee held on 30 August 2001, there was submitted a report (docketed) dated 26 September 2001 by the Director of Housing and Property Services (1) detailing the circumstances under which employees had been required to work overtime during the period from 1 April to 30 September 2001; (2) advising of the total hours worked and the costs thereof, and (3) requesting (a) that approval be given for overtime not yet identified, and reported to Committee on a quarterly basis, and (b) that, as there would be occasions where, due to the exigencies of the service, it may be necessary to instruct overtime for staff over SCP35 in order to meet urgent or required deadlines, authority be given to the Director of Housing and Property Services to authorise such work, subject to adequate budgetary provision and retrospective reports to Committee as necessary.

Decided:

- (1) that approval be given for the posts associated with the emergency standby service detailed within the report to continue to be exempt from prior overtime reporting requirements of the service;
- (2) that the overtime arrangements outlined within the report be noted;
- (3) that the Director of Housing and Property Services be authorised to approve future overtime required for the exigencies of the service, subject to adequate budget resources as outlined within the report being available, and details being reported to future meetings of the Committee as appropriate, and
- (4) that the report be remitted to the Policy and Resources (Personnel) Sub-Committee for consideration.

NEW HOUSING PARTNERSHIPS - COMMUNICATIONS CO-ORDINATOR

22. The Convener intimated that the item regarding a Communications Co-ordinator was withdrawn.

PETITIONS

(1) RESIDENTS OF KIPPS AVENUE, AIRDRIE REGARDING AN AREA OF GROUND

23. There was submitted a report dated 1 October 2001 by the Director of Housing and Property Services in response to a petition received from residents of Kipps Avenue, Airdrie regarding an area of ground (1) outlining the background of the concerns raised by the petitioners, and (2) indicating that the Area Housing Officer had arranged for the area to be made safe and to have remedial work requested by the petitioners costed.

Decided:

- (1) that the action taken by the Area Housing Officer be noted, and
- (2) that the signatories of the petition be advised accordingly.

(2) RESIDENTS OF PROGRESS DRIVE/DUMBRECK AVENUE, CALDERCRUIX REGARDING FITTING OF DOOR CANOPIES

24. There was submitted a report dated 2 October 2001 by the Director of Housing and Property Services in response to a petition received from residents of Progress Drive/Dumbreck Avenue, Caldercruix regarding the fitting of door canopies (1) outlining the background to the concerns raised by the petitioners, and (2) indicating that the Department of Housing and Property Services had negotiated with the contractor to fit door canopies at agreed rates.

Decided:

- (1) that the action taken by the Department of Housing and Property Services be noted, and
- (2) that the signatories of the petition be advised accordingly.

(3) RESIDENTS OF ROCKBURN CRESCENT, BELLSHILL REGARDING LANDSCAPING WORKS

25. There was submitted a report dated 4 September 2001 by the Director of Housing and Property Services in response to a petition received from residents of Rockburn Crescent, Bellshill regarding landscaping works (1) outlining the background to the concerns raised by the petitioners; (2) indicating that the Area Housing Officer had discussed the concerns with the lead petitioner and two other residents, and (3) advising that a Landscape Architect from the Department of Community Services had been consulted and alterations to the landscaping agreed.

Decided:

- (1) that the action taken by the Area Housing Officer and the Landscape Architect be noted, and
- (2) that the signatories of the petition be advised accordingly.

(4) RESIDENTS OF TOLLHOUSE GARDENS, BELLSHILL REGARDING CONDITIONS IN AND AROUND THE MAISONETTE FLATS

26. There was submitted a report dated 4 September 2001 by the Director of Housing and Property Services in response to a petition received from residents of Tollhouse Gardens, Bellshill regarding conditions in and around the maisonette flats (1) outlining the background to the concerns raised by the petitioners, and (2) advising that the Area Housing Officer had discussed the issue with the two lead petitioners following which (a) all maintenance related issues had been addressed; (b) the condition of the back courts, pram stores, drying areas and bin sheds would be assessed and considered for improvements following visitation; (c) the painting of the properties within Tollhouse

Gardens, Bellshill would be included in the 2002/2003 programme; (d) an increased estate caretaking service would be provided to ensure communal areas would be maintained to a higher standard, and (e) advice had been given on the role of the Anti Social Behaviour Taskforce.

Decided:

- (1) that the action taken by the Area Housing Officer be noted, and
- (2) that the signatories of the petition be advised accordingly.

(5) RESIDENTS OF WINDMILLHILL STREET AND ORBISTON STREET, MOTHERWELL REGARDING A SAFE PLAY AREA

27. There was submitted a report dated 19 September 2001 by the Director of Housing and Property Services in response to a petition received from residents of Windmillhill Street and Orbiston Street, Motherwell regarding a safe play area (1) outlining the background to the concerns raised by the petitioners; (2) indicating that the Area Housing Officer had discussed the matter with the lead petitioner, and (3) advising that the Department of Community Services had offered assistance to the signatories in applying for external grants and the completion of the relevant paperwork supporting their application.

Decided:

- (1) that the action taken by the Area Housing Officer and the Department of Community Services be noted, and
- (2) that the signatories of the petition be advised accordingly.

RESIDENTS OF DIMSDALE, WISHAW REGARDING ANTI SOCIAL BEHAVIOUR

28. There was submitted a report dated 15 October 2001 by the Director of Housing and Property Services in response to a petition received from residents of Dimsdale, Wishaw regarding anti social behaviour (1) outlining the background to the concerns raised by the petitioners; (2) intimating that the Area Housing Officer had investigated the complaint and the request for the installation of CCTV, and (3) advising that the Area Housing Officer would liaise with the Strathclyde Police and monitor the situation.

Decided:

- (1) that the action taken by the Area Housing Officer be noted, and
- (2) that the signatories of the petition be advised accordingly.

**JOINT EQUIPMENT AND ADAPTATIONS MEMBER/OFFICER WORKING GROUP - REPORT
PROGRESS ON IMPLEMENTATION OF RECOMMENDATIONS**

29. With reference to paragraph 44 of the Minute of the meeting of this Committee held on 30 August 2001 when, inter alia, the progress made on implementing the decisions of the Council on Equipment and Adaptations was noted, there was submitted a joint report (docketed as relative to the meeting of the Social Work Committee held on 25 October 2001) dated 25 October 2001 by the Director of Housing and Property Services and the Director of Social Work summarising in Appendix 1 to the

report progress in implementing the recommendations of the Joint Equipment and Adaptations Member/Officer Working Group.

Decided:

- (1) that the progress made in implementing the decisions of the Council on Equipment and Adaptations be noted, and
- (2) that a further progress report be submitted to the next meetings of the Social Work and Housing and Technical Services Committees.

NEW HOUSING PARTNERSHIP (NHP) STOCK CONDITIONS SURVEY AND OPTION APPRAISAL

30. With reference to paragraph 53 of the Minute of the meeting of the Housing and Property Services Committee held on 30 August 2000 when, inter alia, it was agreed that Ernst & Young be selected as Consultant to the Council to progress the Stock Condition Survey and Option Appraisal for the Council's housing stock, there was submitted a report (docketed) dated 3 October 2001 on progress with the NHP Stock Condition Survey and Option Appraisal (1) advising that Ernst & Young had submitted the Housing Option Appraisal Final Report; (2) intimating that the report had been discussed with the Tenants' Panel, and (3) indicating that further consultation would take place with tenants on the recommendations made by Ernst & Young.

Decided:

- (1) that the progress made with the NHP Stock Condition Survey and Option Appraisal be noted, and
- (2) that a report regarding the outcome of the consultation on the Housing Option Appraisal Final Report be submitted to a future meeting of the Committee.

STAIR AND CLOSE LIGHTING

31. There was submitted a report dated 12 October 2001 regarding the funding of stair and close lighting (1) advising (a) that the Council funded the maintenance of stair and close lighting in Council owned properties throughout North Lanarkshire; (b) that Housing Associations serviced and maintained stair and close lighting within their properties with the cost recovered from tenants, and (c) that within the former Cumbernauld Development Corporation area the Council provided a factoring service including maintenance of stair and close lighting to owners within flatted blocks where at least one flat remained in Council ownership; (2) indicating that the Council received funding through Aggregate External Finance (AEF) for non-roads lighting amounting to 53% of expenditure on the services which was set until 2004/5, and (3) intimating that the AEF allocation process was presently under review which could result in expenditure increases being funded totally from Council Tax.

Decided: that the terms of the report be noted.

CONFERENCES

32. There were considered invitations from:-
- (1) The Institute of Chartered Accountants of Scotland to attend a conference entitled "Public Private Partnerships: A Conference for Local Authorities" held in Edinburgh on 9 October 2001;

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- (2) The Chartered Institute of Public Finance and Accountancy (CIPFA) to attend the Housing's Future: The CIPFA Scottish Housing Conference 2001 held in Edinburgh on 24 October 2001;
- (3) The Scottish Housing and Planning Council to attend the Scottish Housing and Planning Council Annual Conference and Exhibition held in Peebles on 31 October to 2 November 2001;
- (4) SBIM to attend a conference entitled "Enabling and Strategic Partnerships in Housing" to be held in London on 6 November 2001;
- (5) Building Research Energy Conservation Unit (BRECSU) Events to attend a conference entitled "Towards Sustainable Housing Refurbishment" to be held in Glasgow on 13 November 2001;
- (6) The Chartered Institute of Housing to attend a conference entitled "Devolution - Learning the Lessons" to be held in Edinburgh on 13 November 2001;
- (7) The UK Public Health Association to attend a conference entitled "Tenth Annual Public Health Forum Tackling Inequalities" to be held in Glasgow on 5-7 March 2002, and
- (8) The Chartered Institute of Housing to attend the Building Capacity - CIH in Scotland Annual Conference and Exhibition to be held in Dundee on 12-14 March 2002.

Decided:

- (1) that the attendance of Councillor Grant at the "Housing's Future: The CIPFA Scottish Housing Conference" in Edinburgh on 24 October 2001 be homologated;
- (2) that the attendance of Councillor Grant at the Scottish Housing and Planning Conference held in Peebles on 31 October to 2 November 2001 be homologated;
- (3) that the attendance of Councillor McLaughlin at the "Towards Sustainable Housing Refurbishment" conference to be held in Glasgow on 13 November 2001 be approved;
- (4) that the attendance of Councillor McLaughlin at the "Tenth Annual Public Health Forum Tackling Inequalities" conference to be held in Glasgow on 5-7 March 2002 be approved;
- (5) that the attendance of Councillors Grant and McLaughlin at the Building Capacity - CIH in Scotland Annual Conference and Exhibition to be held in Dundee on 12-14 March 2002 be approved, and
- (6) that otherwise no attendance be authorised.

It was agreed in terms of Section 50A(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 paragraph 2 of Part 1 of Schedule 7A of the Act.

RESIDENTS OF GARTLEAHILL, AIRDRIE REGARDING ANTI SOCIAL BEHAVIOUR

33. There was submitted a report dated 27 September 2001 by the Director of Housing and Property Services in response to a petition from residents of Gartleahill, Airdrie regarding anti social behaviour (1) outlining the background to the concerns raised by the petitioners; (2) advising that the Area Housing Officer and the Anti Social Taskforce had investigated the complaint and interviewed the alleged anti-social tenants; (3) intimating that a Notice of Proceedings for Recovery of Possession

had been issued to the main perpetrator and a final warning had been issued to the other party involved, and (4) advising that remaining residents had been issued with details of the Anti Social Taskforce out of hours service which was available.

Decided:

- (1) that the action taken by the Area Housing Officer and the Anti Social Taskforce be noted, and
- (2) that the signatories of the petition be advised accordingly.

NORTHBURN RESIDENTS' ASSOCIATION REGARDING VANDALISM

34. There was submitted a report dated 1 October 2001 by the Director of Housing and Property Services in response to a petition received from Northburn Residents Association regarding vandalism (1) outlining the background to the concerns raised by the petitioners; (2) advising that the Area Housing Officer had discussed the matter with a member of the Estate Caretaking Staff involved; (3) intimating that following a further incident the matter was dealt with by the Area Housing Officer in conjunction with Strathclyde Police and the Anti Social Taskforce and the employee had been relocated to another tenancy within the development, and (4) indicating that the Area Housing Officer would liaise with Strathclyde Police and the Anti Social Taskforce and monitor the situation.

Decided:

- (1) that the action taken by the Area Housing Officer be noted, and
- (2) that the signatories of the petition be advised accordingly.

MINERAL STABILITY - BURNFOOT, AIRDRIE

35. There was submitted a report dated 12 July 2001 by the Director of Housing and Property Services regarding possible mineral subsidence at Burnfoot, Airdrie (1) advising of ground movement in the Burnfoot, Airdrie area; (2) intimating that (a) two consultants had been appointed to assess the situation, and (b) the consultants having identified areas of high and moderate risk were of the opinion that remediation by grout injection would stabilise the ground to the houses in the moderate risk category with the high risk category requiring further investigation; (3) indicating (a) that approval was required from owner/occupiers in the area to undertake remedial work; (b) discussions were ongoing with insurers on the status of claims to property, and (c) the coal authority would not undertake works to protect the properties from subsidence; (4) detailing the costs of two options - undertaking injection grouting to the properties and demolishing the properties, and (5) suggesting that the final solution would be dependent upon ground conditions encountered and may be a combination of grouting and demolition.

Decided:

- (1) that the Director of Housing and Property Services enter into discussions with owner/occupiers, on stabilising the ground with injection grouting and thereafter submit a further report to the Committee on the outcome of the discussions, and
- (2) that the contents of the report be otherwise noted.