

Motherwell, 31 October 2002 at 2 pm.

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

PRESENT

Councillor McLaughlin, Convener; Councillors Grant and Morris, Vice-Conveners; Councillors, Glavin, Gorman, Gormill, Hogg, Lafferty, Logue, Lyle, McElroy, McKeown, Maginnis, J. Martin, W. Martin, Mathieson, G. Murray, Robertson, Selfridge, Shields, Smith, Valentine, Wallace and Wilson.

CHAIR

Councillor McLaughlin (Convener) presided.

IN ATTENDANCE

The Committee Services Officer, Director of Housing and Property Services, Head of Housing Services, Head of Design Services, Finance and Administration Manager, Senior Accountant and Head of Legal Services.

APOLOGIES

Councillors Chadha, McCabe, McKendrick, Morgan and Ross.

SUB-COMMITTEE MINUTES

1. There were submitted the Minutes of the meetings of (1) the Housing and Technical Services (Capital Programme and Repairs) Sub-Committee held on 3 October 2002, and (2) the Housing and Technical Services (Special Cases) Sub-Committee held on 10 October 2002.

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

REVENUE BUDGET MONITORING REPORTS 2002/2003 - HOUSING HRA, HOUSING NON-HRA AND DESIGN SERVICES - 1 APRIL TO 13 SEPTEMBER 2002

2. There were submitted reports dated 1 and 3 October 2002 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 13 September 2002; (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.

UPDATE ON THE DEVELOPMENT OF NORTH LANARKSHIRE COUNCIL'S TENANTS PARTICIPATION STRATEGY

3. With reference to paragraph 8 of the Minute of the meeting of this Committee held on 16 May 2002 when, *inter alia*, the proposals for the development of the Tenant Participation Strategy by September 2002 were approved, there was submitted a report (docketed) dated 25 September 2002 by the Director of Housing and Property Services regarding the new registration criteria and guidelines for

Registering Tenant Organisations as outlined by the Scottish Executive and seeking approval for the Council to consult on its draft Tenants Participation Strategy (1) outlining the background to the development and implementation of the Tenant Participation Strategy and the criteria for achieving registration status which had been set out by the Scottish Executive, and attached as Appendix 1 to the report; (2) detailing the activities which had taken place to develop the strategy; (3) intimating that a draft strategy had been prepared as a result of the on-going consultation process, with a copy of the draft strategy, to be issued for consultation, attached as Appendix 2 to the report, and (4) proposing that to progress and expand Tenant Participation the level of grant funding the Council provided to tenants and resident groups be increased from the current grant levels of between £100 and £250 depending on the size of the group, to a standard level of £400 per group, to ensure that all groups had the capacity to develop and meet the new requirements of the Tenant Participation provisions in the Housing (Scotland) Act 2001.

Decided:

- (1) that the contents of the Registration of Tenant Organisations Order 2002 as highlighted within Appendix 1 to the report, be noted;
- (2) that the proposal to consult on the draft Tenant Participation Strategy as highlighted within Section 3.1 of and Appendix 2 to the report be approved, and
- (3) that the proposal to increase the level of tenant association grants for Registered Tenant Organisations (RTOs) be approved.

COMPOSITE CAPITAL PROGRAMME 2002/2003 NON-HRA HOUSING

4. With reference to paragraph 35 of the Minute of the meeting of the Policy and Resources Committee of 17 September 2002 when, inter alia, it had been agreed that an additional £250,000 would be made available for the Composite Capital Programme 2002/2003 Non-HRA Housing Programme for the financial years 2002/2003 and 2003/2004, there was submitted a report (docketed) dated 25 September 2002 by the Director of Housing and Property Services in respect of progress of individual projects included within the Non-HRA Composite Capital Programme 2002/2003 for the period 1 April to 13 September 2002 and reviewing spending plans (1) outlining the capital resources and current expenditure position for the financial year 2002/2003; (2) intimating that further investment of £100,000 would be made available for Care and Repair Grants, £100,000 for Disabled Adaptation Grants and £50,000 for Grants for Owners on Council Projects, as detailed in Appendix 1 to the report; (3) advising of the suspension of approvals in Other Discretionary Grants, and Owners Adjoining Council Project categories; (4) indicating that the additional £100,000 approved for Repair Grant approvals in the Care and Repair category would allow the suspension on grant approvals to be lifted, and (5) providing details of, and explanations for, major variances.

Decided: that the financial position of the Non-HRA Capital Programme as at 13 September 2002 be noted.

HOUSING CAPITAL PROGRAMME (HRA) 2003/2004

5. With reference to paragraph 9 of the Minute of the meeting of this Committee held on 29 August 2002 when, inter alia, the revised Capital Programme was approved on the understanding that the Programme be closely monitored, with further reports submitted to the Committee on any adjustment required during the course of the year, there was submitted a report (docketed) dated 18 October 2002 by the Director of Housing and Property Services reviewing the HRA Capital Programme for 2003/2004 (1) setting out in Appendix 1 to the report, the revised Programme for 2002/2003; (2) summarising in Appendix 2 to the report, the outline Capital Programme for 2003/2004, and (3) detailing in Appendix 3 to the report, the HRA Capital Programme for 2003/2004 by area.

Decided:

- (1) that the outline Capital Programme summarised at Appendix 2 to the report, and shown in more detail at Appendix 3 to the report, be approved, on the understanding that a further report would be submitted to finalise spending plans in line with updated resource projections, and
- (2) that the report be remitted to the Policy and Resources Committee for consideration.

SUPPORTING PEOPLE GRANT AND HOMELESSNESS SUPPORT AND PREVENTION SERVICES

6. There was submitted a joint report (docketed) dated 18 October 2002 by the Directors of Housing and Property Services and Social Work in respect of new powers and opportunities for the Council arising from the Housing (Scotland) Act 2001 in relation to Supporting People and seeking approval for the expansion of the existing support services function located within the Tenancy Services and Accommodation Section (1) advising that (a) local authorities now had the power to fund housing support services provided for a person's sole or main residence, and (b) the resources would be provided from a new funding system entitled "Supporting People Grant", with the Council's allocation being based on the amount of the Transitional Housing Benefit (THB) it claimed; (2) intimating that an assessment of the potential need for housing support services indicated an increasing need for a range of "floating" support services, and that a dedicated resource would be the best way to meet the emerging demand for housing support; (3) proposing that (a) a team consisting of two Tenancy Support Co-ordinators, twenty four Tenancy Support Workers and two Clerical Assistants be created to ensure that the support needs of individuals were appropriately and consistently assessed, along with two additional Assessment and Case Managers who would join the existing team of four Assessment and Case Managers, and a Senior Clerical Assistant; (b) to ensure maximum flexibility in the future, that the Tenancy Support Workers be appointed on a temporary basis, initially for three years, with the Tenancy Support Co-ordinators being line managed by the Supported Accommodation Manager, and (c) appropriate training in the form of sponsorship to gain an HNC in Social Care be offered, which would incur indicative costs of £13,200 if every Housing Support Worker required training, and (4) indicating that (a) there was a requirement to either lease suitable office space or redesignate property being used for another purpose, to accommodate the two teams of Housing Support Workers, and (b) a team would be based in each of the two housing divisional areas.

Decided:

- (1) that the Director of Housing and Property Services be authorised to exercise the new powers and take advantage of the opportunities offered by the Housing (Scotland) Act 2001 and the Supporting People Framework;
- (2) that the posts as detailed within the report be approved, and
- (3) that the report be remitted to the Policy and Resources (Personnel) Sub-Committee for consideration.

COUNCIL HOUSE SALES - REVIEW OF TEMPORARY CONTRACTS

7. With reference to paragraph 18 of the Minute of the meeting of the Housing and Property Services Committee of 1 February 2001 when, inter alia, it had been agreed that resources continue to be provided from the housing capital receipts for a further two years to fund the temporary contracts of staff associated with Council House Sales and/or a market testing exercise within the Administration Department, there was submitted a report (docketed) dated 11 October 2002 by the Director of Administration regarding a review of temporary contracts associated with the sale of Council houses (1) outlining the background to the existing posts; (2) indicating that Council house sales continued to be buoyant, with the existing level of staffing resources allowing a consistently higher level of capital receipt to be achieved, and (3) intimating that the Inter Departmental Council House Sales Working

Group had reviewed the position and, as sales were not anticipated to diminish in the foreseeable future, the Working Group had recommended that the two temporary contracts be extended for a further period of two years.

Decided:

- (1) that resources continue to be provided from the Housing Capital Receipts for a further period of two years from 1 April 2003, to fund the temporary contracts of employment, as detailed within the report;
- (2) that the report be remitted to the Policy and Resources (Personnel) Sub-Committee for consideration.

FORMER TENANT RENT ARREARS AND SUNDRY DEBT RECOVERY PROCEDURES

8. With reference to paragraph 21 of the Minute of the meeting of this Committee held on 29 August 2002 when it had been agreed that consideration of the matter with regard to Former Tenant Rent Arrears and Sundry Debt Recovery Procedures be continued to a future meeting of the Committee, the Convener proposed that the matter be continued further to allow more time to collate relevant information.

Decided: that the matter be continued to a future meeting of the Committee.

NEW TAX CREDITS

9. There was submitted a report (docketed) dated 18 September 2002 by the Director of Housing and Property Services regarding the anticipated impact on Housing/Council Tax Benefit administration of the introduction of New Tax Credits from April 2003 (1) outlining the background to the new Tax Credits; (2) detailing ways the new tax credits could impact on Housing/Council Tax Benefit Administration, with major software amendments and the possibility of additional staff, being required; (3) advising that the Housing Benefit/Council Tax Benefit Claim Form would require amendment, and (4) intimating that the Department of Work and Pensions had pledged additional funding to help with the cost of changes to the Housing/Council Tax Benefit Administration including the cost of software amendments and additional staff if required.

Decided: that the terms of the report be noted.

PENSION CREDITS

10. There was submitted a report (docketed) dated 18 September 2002 by the Director of Housing and Property Services regarding the anticipated impact of the introduction of Pension Credits from October 2003 on Housing/Council Tax Benefit Administration (1) outlining the background to the Pension Credits; (2) detailing ways the Pension Credits could impact on Housing/Council Tax Benefit Administration, with major software amendments and the possibility of additional staff, being required; (3) advising that the Housing Benefit/Council Tax Benefit Claim Form would require amendment, with the possibility that more than one form would be required, and (4) intimating that the Department of Work and Pensions had pledged additional funding to help with the cost of changes to Housing/Council Tax Benefit Administration including the cost of software amendments and additional staff if required.

Decided: that the terms of the report be noted.

HOUSING BENEFIT/COUNCIL TAX BENEFIT NATIONAL PERFORMANCE STANDARDS

11. There was submitted a report (docketed) dated 18 September 2002 by the Director of Housing and Property Services seeking approval for the adoption of the Housing Benefit/Council Tax Benefit Performance Standards set by the Department of Work and Pensions (DWP) (1) outlining the background to the development of the standards necessary for the secure and effective delivery of Housing Benefit and Council Tax Benefit; (2) detailing the key objectives for local authorities, and the models for assessing Performance Standards, and (3) intimating the advantages of making early use of the standards.

Decided: that the adoption of the Housing Benefit/Council Tax Benefit National Performance Standards be approved.

HOUSING (SCOTLAND) ACT 2001 - IMPROVEMENT/REPAIRS GRANTS - APPOINTMENT OF A TEMPORARY GRANTS OFFICER

12. There was submitted a report (docketed) dated 8 October 2002 by the Director of Housing and Property Services seeking approval for the appointment of an additional Grants Officer for a six months period to assist with additional work resulting from implementation of the Housing (Scotland) Act 2001 (1) advising that the provisions of Part 6 of the Act would represent a radical reshaping of the system for the provision of Improvement and Grant Repairs; (2) indicating that it would not be practicable or cost effective to utilise overtime of existing staff to address the additional workload; (3) detailing the duties of the Grant Officer; (4) proposing that (a) an additional Grants Officer (AP3/4) be appointed on a temporary basis for a six months period, and (b) the post be funded from anticipated additional income from fees and charges on the Revenue Budget from the Section, and (5) intimating that, as the staffing resources to operate the new system for grants work in the long term had not been addressed, a further report on the matter would be submitted to a future meeting when the overall staffing needs were known.

Decided:

- (1) that the appointment of a temporary Grants Officer (AP3/4) for a six months period be approved, and
- (2) that the report be remitted to the Policy and Resources (Personnel) Sub-Committee for consideration.

DEMOLITION OF LOCK-UP GARAGES, MAPLE ROAD, HOLYTOWN

13. There was submitted a report (docketed) dated 10 October 2002 by the Director of Housing and Property Services regarding the demolition of six lock up garages at Maple Road, Holytown (1) advising that, of the six lock up garages at Maple Road, Holytown, three were vacant as a result of vandalism; (2) intimating that, following a fire attack on 28 January 2002, a further two garages were damaged, causing the entire site to become dangerous and necessitating the demolition of the six lock-up garages, and (3) indicating that the removal of the lock up garages would reduce the void rent loss of the Department by approximately £1,114.56 per annum.

Decided:

- (1) that the action taken by the Director of Housing and Property Services to demolish the six lock-up garages be homologated;
- (2) that the site be removed from the Rent Accounting System, and

- (3) that the site be declared surplus to requirements of the Department and remitted to the Policy and Resources (Property) Sub-Committee for consideration.

DERELICT GARAGES - VARIOUS LOCATIONS, KILSYTH

14. With reference to paragraph 21 of the Minute of the meeting of the Housing and Property Services Committee held on 16 June 1999 when (1) the demolition of lock-ups in dangerous condition in various locations in Kilsyth was approved, and (2) the Director of Housing and Property Services was authorised, where appropriate, to obtain a declarator on designated leases to allow re-letting of abandoned lock-ups, there was submitted a report (docketed) dated 12 September 2002 by the Director of Housing and Property Services in respect of problem lock-up sites in the Kilsyth area; (a) outlining the background to the condition of some problem lock-up sites in the Kilsyth area; (b) advising that as there was limited information on who presently owned particular lock-ups, it was not possible to enforce the necessary improvements or repairs; (c) intimating that urgent action was now required to demolish the lock-ups, and (d) proposing that (A) where lock-ups were in a dangerous condition, and owners were either unwilling to carry out repairs or could not be traced, the lock-ups would be demolished, and (B) demolition would commence at sites at Northfield Road and High Barrwood, Kilsyth, with the intention to continue the programme of demolition throughout the area as checks on ownership and usage were completed on garages units in poor condition.

Decided:

- (1) that the demolition of garages in dangerous conditions commencing in Northfield Road and High Barrwood Road, Kilsyth be approved, and
- (2) that approval be given to continue a programme of demolition of similar condition garage units in Kilsyth, following completion of checks on ownership and usage.

LOCK-UP GARAGES - HORATIUS STREET, MOTHERWELL

15. There was submitted a report dated 24 September 2002 by the Director of Housing and Property Services seeking approval to demolish 12 lock-up garages in Horatius Street, Motherwell (1) advising that (a) five out of the twelve garages at Horatius Street, Motherwell were vacant and had been vandalised; (b) the estimated cost of refurbishment of the vandalised garages would not represent value for money, and (c) there was no waiting list for lock-up garages in the area; (2) intimating that (a) consultation had taken place with existing tenants of the garages, and residents in the immediate vicinity, and all were in favour of demolition, and (b) the existing tenants would be offered a tenancy of a lock-up garage on a suitable alternative site in the area; (3) proposing that (a) the lock-up garages be demolished at a cost of approximately £20,000, and (b) the site be redeveloped to provide on-street parking, and (4) indicating that the demolition of the 12 lock-up garages would incur an annual rent loss of £2,229.12.

Decided:

- (1) that the proposal to demolish the 12 lock-up garages, as detailed within the report, be approved, and
- (2) that the proposal to re-use the site for on-street parking and to offer existing tenants an alternative garage be noted.

BLOCK OF FLATS - 10-20 NAVAR COURT, SPRINGHILL, SHOTTS

16. There was submitted a report (docketed) dated 24 September 2002 by the Director of Housing and Property Services seeking approval to demolish a block of flats at 10-20 Navar Court, Springhill, Shotts and to negotiate the option of either "Homeswap" or "Buy Back" with the owner/occupier of 18 Navar Court, Shotts (1) advising that the Council owned five of the six flats at 10-20 Navar Court, with 18 Navar Court being privately owned; (2) indicating that there was no demand for "butterfly" type flats which also had been a target for vandalism; (3) proposing that the block be demolished and the site landscaped; (4) informing that the demolition of the properties would reduce the void rent loss of the Housing and Property Services Department by approximately £9,247 per annum; (5) intimating that the owner/occupier at 18 Navar Court, Shotts had expressed interest in either the repurchase, by the Council of the property at District Valuer's valuation plus appropriate Home Loss payment or a "Homeswap", and (6) indicating that (a) a suitable Council house of similar value would be found if required, and the title transferred into the owner's name, subject to the approval of the Scottish Ministers, which would enable the Council to assume ownership of the full block and make it possible for it to be demolished, and (b) if the property was to be purchased, the costs would be borne by the HRA Capital Programme 2003/2004.

Decided:

- (1) that the proposal to empty and demolish the block of flats at 10-20 Navar Court, Springhill, Shotts be approved, for which provision would be made in the 2003/2004 HRA Capital Programme;
- (2) that the Director of Housing and Property Services be authorised to either repurchase the property at 18 Navar Court, Springhill, Shotts at District Valuer's market valuation or identify a suitable property for a "Home swap" with, subject to the approval of the Scottish Ministers, the title of the suitable property being transferred as proposed, and
- (3) that the position in relation to the future use of the site be noted.

CARETAKING SERVICES - SOUTHERN DIVISION

17. There was submitted a report dated 25 September 2002 by the Director of Housing and Property Services in respect of addressing difficulties within the Caretaking Services in the Southern Division (1) advising that attempts had been made to fill the vacant resident caretakers posts within the South Division without success, as many potential applicants were unwilling to vacate their current accommodation, and (2) proposing that vacant resident caretaker posts in the Jewel Scheme, Bellshill and Cambusnethan be redesignated to Estate Caretakers, with no requirement for residency, which would represent savings of approximately £6,000 through the removal of rent free status.

Decided:

- (1) that the redesignation of the Resident Caretaker posts in the Jewel Scheme, Bellshill and Cambusnethan, to Estate Caretakers be approved, and
- (2) that the report be remitted to the Policy and Resources (Personnel) Sub-Committee for consideration.

LAND/PROPERTY SURPLUS TO REQUIREMENTS

18. There was submitted a report (docketed) dated 1 October 2002 by the Director of Housing and Property Services setting out details of various sites at Renfrew Street, Kirkwood, Coatbridge; Meadowhead Road, Wishaw; Finlaystone Street, Coatbridge; Johnston Street, Airdrie; 26a Dunbeth

Avenue, Coatbridge, and 36 Lindsaybeg Road, Chryston, which were surplus to the requirements of the Housing and Property Services Department.

Thereon the Convener proposed that consideration of the disposal of the property at 36 Lindsaybeg Road, Chryston be continued to a future meeting of the Committee.

Decided:

- (1) that the various sites, identified within the report, with the exception of the property at 36 Lindsaybeg Road, Chryston, be declared surplus to the requirements of the Housing and Property Services Department;
- (2) that the Director of Housing and Property Services be authorised to submit a further report regarding the property at 36 Lindsaybeg Road, Chryston to a future meeting of the Committee, and
- (3) that the report be remitted to the Policy and Resources (Property) Sub-Committee for consideration.

**MEMBER/OFFICER REVIEW OF EQUIPMENT AND ADAPTATIONS - IMPLEMENTATION -
PROGRESS REPORT**

19. With reference to paragraph 4 of the Minute of the meeting of the Council held on 26 September 2002 when a progress report on the implementation of the recommendations of the joint Equipment and Adaptations Member/Officer Working Group had been noted, there was submitted a joint report dated 11 September 2002 by the Directors of Housing and Property Services and Social Work regarding the progress of the implementation of the Member/Officer Working Group recommendations to date, and providing in the Appendices to the report, details of waiting lists for assessment and adaptations expenditure.

Decided:

- (1) that the progress in implementing the recommendations of the "Joint Equipment and Adaptations" Member/Officer Working Group be noted, and
- (2) that further progress reports on the implementation of the recommendations of the "Joint Equipment and Adaptations" Member/Officer Working Group be submitted to future meetings of the Committee.

**REMIT FROM POLICY AND RESOURCES COMMITTEE - SERVICE DELIVERY AND
PERFORMANCE SCRUTINY PANEL - REVIEW REPORT: HOUSING REPAIRS SERVICE**

20. With reference to paragraph 19 of the Minute of the meeting of the Policy and Resources Committee held on 17 September 2002 when the Committee, having considered a report dated 5 September 2002 by the Chief Executive regarding the conclusions of the Service Delivery and Performance Scrutiny Panel on their review of the Housing Repairs Service had agreed (1) that the conclusions reached by the Service Delivery and Performance Scrutiny Panel's review of the Housing Repairs Service be noted; (2) that the Panel's support for the arrangements for housing repairs, piloted in Bellshill, be noted, and (3) that the report be remitted to this Committee for consideration.

Decided: that the terms of the report be noted.

PETITION FROM RESIDENTS OF NETHERWOOD ROAD, WESTFIELD, CUMBERNAULD REGARDING A REQUEST FOR CAR PARKING

21. With reference to paragraph 37 of the Minute of the meeting of this Committee held on 29 August 2002 when it was agreed that consideration of a request for car parking by residents of Netherwood Road, Westfield, Cumbernauld be continued to a future meeting of the Committee, there was submitted a report dated 2 October 2002 by the Director of Housing and Property Services in response to a petition received from residents of Netherwood Road, Westfield, Cumbernauld (1) outlining the background to the concerns raised by the petitioners; (2) advising that, after investigation by the Area Housing Officer and the Director of Planning and Environment, it was concluded that the area of landscaped land identified was insufficient to meet the parking needs requested and that its conversion would not represent value for money, and (3) intimating that the request had been refused.

Decided:

- (1) that the action taken by the Area Housing Officer, in conjunction with the Director of Planning and Environment in refusing the request for car parking spaces be noted, and
- (2) that the signatories of the petition be advised accordingly.

CONFERENCES

22. There was submitted a report (docketed) dated 3 October 2002 by the Director of Administration advising that 10 invitations had been received in respect of attendance at conferences, and proposing that consideration be given to these invitations.

Decided:

- (1) that the Convener intimated that he had been unable to attend the conference "Scottish Housing Conference" which was held in Edinburgh on 10 October 2002;
- (2) that it be noted that the conference "Scottish Housing and Planning Council" to be held in Perth on 5-6 November 2002 had been cancelled;
- (3) that the Council be represented at the undernoted conferences:-

Conference	Venue	Date	Attendance
Making It Work	Dundee	7-8 November 2002	Councillor McKeown
Living Choices?	Aberdeen	10-13 March 2003	Councillor Morris and Councillor Grant

- (4) 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 item 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.

PETITIONS

(1) RESIDENTS FROM AN AREA WITHIN MOTHERWELL

23. With reference to paragraph 48 of the Minute of the meeting of this Committee held on 29 August 2002 when it had been agreed that the Director of Housing and Property Services submit to a future meeting of the Committee a report on a petition submitted by residents of an area of Motherwell regarding anti-social behaviour, there was submitted a report dated 20 September 2002 by the Director of Housing and Property Services (1) outlining the background to the concerns raised by the petitioners; (2) advising that, after investigation by the Area Housing Officer, the Head of Legal Services had been instructed to serve a Notice of Proceedings on the tenants of the property, and (3) intimating that on 2 September 2002 the property was found to be empty and an abandonment notice was served, which would expire on 30 September 2002, and that if the property was still empty at that time, the tenancy would be terminated.

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 WITHIN AN AREA IN COATBRIDGE

24. There was submitted a report dated 17 September 2002 by the Director of Housing and Property Services in response to a petition received from residents of an area within Coatbridge regarding anti-social behaviour (1) outlining the background to the concerns raised by the petitioners; (2) advising that (a) a meeting had taken place with the Area Housing Manager, a member of the Anti-Social Task Force and residents of the area, and (b) advice and assistance had been given on action which would be taken to tackle anti-social problems in the area; (3) intimating that the offending tenants were given an oral warning and advised that action would be taken if the anti-social problems continued, and (4) indicating that since the visit no further problems had been reported.

Decided:

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

(3) RESIDENTS WITHIN AN AREA IN COATBRIDGE

25. There was submitted a report dated 19 September 2002 by the Director of Housing and Property Services in response to two petitions received from residents of an area within Coatbridge, with the first petition requesting closure of an entrance to a lane within the area, and the second petition requesting that the entrance remain open (1) outlining the background to the concerns raised by the petitioners; (2) advising that after investigation by the Area Housing Officer, it was concluded that the closure of the entrance would vastly hinder some residents who would have no access for bin collection; (3) intimating that Strathclyde Police had been patrolling the area on a regular basis and that problems had decreased, and (4) indicating that no action would be taken to close the entrance to the lane.

Decided:

- (1) that the action taken by the Area Housing Officer be noted;

- (2) that the Director of Housing and Property Services be authorised to liaise with police and request regular checks at the location, and
- (3) that the signatories of the petitions be advised accordingly.