

AGENDA

- (1) Sub-Committee Minute - Housing and Technical Services (Capital Programme and Repairs) Sub-Committee (pages 1-7)
Minute of meeting of Housing and Technical Services (Capital Programme and Repairs) Sub-Committee held on 13 February 2003 submitted for approval (copy herewith)

MONITORING

- (2) Financial Budget Monitoring Reports - 1 April 2002 to 3 January 2003
 - (a) Housing Revenue Account (pages 8-11)
 - (b) Non-Housing Revenue Account (pages 12-16)
 - (c) Design Services (pages 17-22)

Submit reports dated 23 January and 5 and 9 February 2003 by the Director of Housing and Property Services providing a comparison of actual expenditure and income for the Housing and Property Services Department against the estimated expenditure and income (copy herewith)

FINANCIAL

- (3) Housing Capital Programme (HRA) 2003/2004 (pages 23-40)
Submit report dated 21 February 2003 reviewing the outline Capital Programme 2003/2004 (copy herewith)
- (4) Local Housing Strategy Scottish Executive Resources (pages 41-42)
Submit report dated 4 February 2003 by the Director of Housing and Property Services regarding the availability of resources to assist with the process of developing the Council's Local Housing Strategy (copy herewith)
- (5) Annual Social Security Up-rating - April 2003 (pages 43-46)
Submit report dated 7 February 2003 by the Director of Housing and Property Services advising of changes in Housing Benefit entitlement from April 2003 (copy herewith)
- (6) Former Tenant Arrears Write Off to 31 March 2001 (pages 47-48)
Submit report dated 9 February 2003 by the Director of Housing and Property Services seeking approval to write off the sum of £577,939.64 being the current balance outstanding in respect of Former Tenant Arrears relating to financial years 2000/2001 (copy herewith)
- (7) Funding for Refuge Development (pages 49-50)
Submit report dated 9 January 2003 by the Director of Housing and Property Services advising of the outcome of the bid to the Scottish Executive for funding from the Domestic Abuse Refuge Accommodation Fund to develop refuge provision in North Lanarkshire (copy herewith)

OPERATIONAL

- (8) Update on North Lanarkshire Council's Tenant Participation Strategy (pages 51-53)
Submit report dated 12 February 2003 by the Director of Housing and Property Services (a) advising on the development of North Lanarkshire's first Tenant Participation Strategy, and (b) outlining the proposed budget for North Lanarkshire's share of the Scottish Executive's Capacity for Change funding for 2003/2004(copy herewith)
- (9) Care and Repair in North Lanarkshire Revenue Budget for 2003/2004 (pages 54-59)
Submit joint report dated 31 January 2003 by the Directors of Housing and Property Services and Social Work advising of proposals to expand Care and Repair in North Lanarkshire and to consider the Council's contribution to its Revenue Budget for 2003/04 (copy herewith)
- (10) Implementation of the Provisions on Joint Working in Part Two of the Community Care and Health (Scotland) Act 2002 and the Community Care (Joint Working Etc.) Regulations 2002 (pages 60-75)
Submit joint report dated 10 January 2003 by the Directors of Housing and Property Services and Social Work advising of a circular issued by the Scottish Executive in respect of the provisions on Joint Working in Part 2 of the Community Care and Health (Scotland) Act 2002 and the Community Care (Joint Working Etc.) Regulations 2002 (copy herewith)
- (11) Review of Housing for Older People (pages 76-84)
Submit joint report dated 17 February 2003 by the Directors of Housing and Property Services and Social Work advising of the progress of the review of housing for older people and setting out proposals to develop housing services to meet the needs of older people in North Lanarkshire (copy herewith)
- (12) Charging for Home Care and Support Services (pages 85-87)
Submit report dated 29 January 2003 by Director of Social Work seeking approval to establish a rate of charges for home care services for 2003/2004 (copy herewith)
- (13) Benefit Fraud Inspectorate (BFI) Report - North Lanarkshire Council (pages 88-91)
Submit report dated 12 February 2003 by the Director of Housing and Property Services advising on progress towards implementation of the Benefits Action Plan (copy herewith)
- (14) Stair and Close Lighting (pages 92-93)
Submit report dated 20 February 2003 by the Director of Housing and Property Services seeking approval to adopt a consistent approach in relation to the maintenance of stair and close lighting by suspending the factoring charge applied to owners in Cumbernauld (copy herewith)
- (15) CCTV/Concierge/Intruder/Access Repairs 2003-2006 (pages 94-95)
Submit report dated 12 February 2003 by Director of Housing and Property Services (a) advising on the tender returns, and (b) seeking approval to award the contract for CCTV/Concierge/Intruder/Access Repairs 2003-2006(copy herewith)

- (16) Re-Rendering Programme 2001/2004 North Area - Llewellyn SCL Limited (In Receivership) (pages 96-97)
Submit report dated 18 February 2003 (a) advising of action taken following confirmation of the Contractor, Llewellyn SCL Limited being in Administrative Receivership, and (b) seeking homologation of the actions of the Director of Housing and Property Services to complete the works affected, as a consequence of the Receivership (copy herewith)
- (17) Gas Warm Air Replacement Programme 2002/2003 - Central and South Areas Phase 3 (pages 98-99)
Submit report dated 3 February 2003 by the Director of Housing and Property Services seeking approval for the additional funding to meet additional costs incurred (copy herewith)
- (18) Estate Regeneration - West Crindledyke, Environmental Improvement Phase 2 (pages 100-101)
Submit report dated 3 February 2003 by the Director of Housing and Property Services seeking approval to negotiate an extension to the contract for environmental improvement works with Ashlea Limited, Carnforth (copy herewith)
- (19) Re-Rendering Programme 2002/2003 South Area Phase 22 - Additional Works (page 102)
Submit report dated 11 February 2003 by Director of Housing and Property Services (copy herewith)
- (20) Communities Scotland - Intervention Strategy and Procedures - Consultation Draft January 2003 (pages 103-105)
Submit report dated 14 February 2003 by Director of Housing and Property Services advising of powers given to Communities Scotland to inspect all Registered Social Landlords on their performance in delivering housing, homelessness and other related services (copy herewith)
- (21) Demolition of Lock-ups - 147A-D Main Street, Salsburgh (pages 106-107)
Submit report dated 12 February 2003 by the Director of Housing and Property Services advising of necessary demolition of 4 lock-ups at 147A-D Main Street, Salsburgh due to vandalism (copy herewith)
- (22) 464-468 Bellshill Road, Motherwell (pages 108-109)
Submit report dated 3 February 2003 by the Director of Housing and Property Services advising of structural problems at a block of flats at 464-468 Bellshill Road, Motherwell (copy herewith)
- (23) Empty House Security Pilot Project (page 110)
Submit report dated 18 February 2003 by the Director of Housing and Property Services seeking approval to extend the pilot project for a period of 6 months from 1 April 2003 (copy herewith)

- (24) Income and Expenditure on Lock-Ups 2002/2003 (page 111)
Submit report dated 20 February 2003 by the Director of Housing and Property Services advising on income and expenditure in the current financial year in relation to lock-up garages (copy herewith)
- (25) Funding for a Major Adaptation to an Owner/Occupied House - Viewpark (pages 112-113)
Submit report dated 21 February 2003 by Director of Housing and Property Services seeking approval for funding to assist in the provision of a major adaptation to a house in Viewpark (copy herewith)
- (26) Housing (Scotland) Act 2001 - Improvement and Repairs Grants (pages 114-116)
Submit report dated 5 February 2003 by the Director of Housing and Property Services advising of a delay in the implementation of Part 6 of the Housing (Scotland) Act 2001 which affects Improvement and Repairs Grants (copy herewith)
- (27) Accounts Commission Statutory Indicator Council House Sales (pages 117-119)
Submit report dated 6 February 2003 by the Director of Administration advising of the Council's position in relation to statistics of performance indicators published by the Accounts Commission for the year 2001/2002(copy herewith)
- (28) Bid for External Funding to Energy Savings Trust : Energy Efficiency in Tenements and Flats (pages 120-121)
Submit report dated 5 February 2003 by the Director of Housing and Property Services (a) advising of action taken to secure funding from Energy Savings Trust to improve energy efficiency within flats, and (b) seeking approval to allocate match funding from the Non-HRA Capital Programme 2003/2004 (copy herewith)
- (29) Land Surplus to Requirements (pages 122-129)
Submit report dated 4 February 2003 by the Director of Housing and Property Services seeking approval to declare areas of land surplus to requirements (copy herewith)
- (30) Overtime Worked by Officers Over Spinal Column Point 35 - Quarterly Update (pages 130-132)
Submit report dated 21 February 2003 by the Director of Housing and Property Services seeking approval for overtime authorised for employees who have reached the earnings "ceiling" of spinal column point 35 and also those who are paid on or above spinal column point 35 (copy herewith)
- (31) Service Plan 2002/2003 Quarterly Review (pages 133-147)
Submit report dated 12 February 2003 by the Director of Housing and Property Services advising of progress made towards the implementation of the priorities identified within the Department's Service Plan for 2002/2003 (copy herewith)

- (32) Tenants Information Service - Funding Request 2002/2003 (pages 148-151)
Submit report dated 5 February 2003 by the Director of Housing and Property Services seeking approval to renew funding to the Tenants Information Service for 2002/2003 (copy herewith)
- (33) Conferences (pages 152-153)
Submit report dated 21 February 2003 by the Director of Administration advising of invitations received to attend conferences (copy herewith)

Exclusion of Public

The Committee is asked to consider passing the following resolution:

"That under Section 50A(4) of the Local Government (Scotland) Act 1973, the public be excluded from the meeting for the following item of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 9 and 12 of Part 1 of Schedule 7A of the Act."

- (34) Order - 8 Livingston Place, Airdrie (pages 154-156)
Submit report dated 25 February 2003 by the Director of Housing and Property Services (a) advising of an order of the Land Tribunal in connection with the sale of property at 8 Livingston Place, Airdrie, and (b) seeking approval to pursue, if necessary, an action of rectification (copy herewith to Members only)
- (35) Door Entry Systems Repairs 2003-2006
Submit report by the Director of Housing and Property Services advising of the results of the tendering procedures for the Door Entry Systems Repairs 2003-2006 Contract (copy to follow)