

<b>To:</b> HOUSING & TECHNICAL SERVICES COMMITTEE		<b>Subject:</b> STAIR AND CLOSE LIGHTING
<b>From:</b> DIRECTOR OF HOUSING & PROPERTY SERVICES		
<b>Date:</b> 20 February 2003	<b>Ref:</b> TMCK/UC/JMCE	

### 1. Introduction

- 1.1 This report seeks Committee's 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.

### 2. Background

- 2.1 The Council funds the maintenance of stair and close lighting in Council-owned properties throughout North Lanarkshire. Expenditure is grant assisted.
- 2.2 Housing associations (throughout North Lanarkshire) service and maintain stair and close lighting within their properties, with the cost recovered from tenants, either as a service charge or with rent.
- 2.3 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 factoring arrangement was inherited by the Council from the former CDC. A factoring fee of £60 per annum is applied to approximately 600 owners, generating potential income of £36,000.

### 3. Proposal

- 3.1 In order to address the anomaly between Cumbernauld and the rest of North Lanarkshire, and achieve consistency across all areas, it is proposed that the factoring charge referred to in paragraph 2.3 above be suspended from 1 April 2003 pending review.

### 4. Financial Implications

- 4.1 The loss of potential income which would result from the proposal can be contained within existing resources.

**5. Consultation with Other Departments**

5.1 The Finance Department has been consulted on the contents of this report.

**6. Recommendation**

6.1 Committee is asked to approve the proposal to suspend the factoring charge applied to owners in Cumbernauld.

**7. Background Information**

7.1 Background papers are available from the Housing and Property Services Department.



T. McKenzie  
**Director of Housing & Property Services**