

North Lanarkshire Council Report

Housing and Regeneration Committee

approval noting

Ref Scottish Veterans
Garden City Association

Date 19/02/20

Scottish Veterans Properties within North Lanarkshire – Maintenance Arrangement

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Executive Summary

The purpose of this report, is to seek Committee approval to extend the current repairs and maintenance arrangement with the Scottish Veterans Garden City Association (SVGCA), which has been in place since May 2018, for an additional 18 months. This would give a further review date of 30 September 2021.

Recommendations

It is recommended that the Housing and Regeneration Committee:

- (1) Approve to extend the current repairs and maintenance arrangements, currently in place with the SVGCA, for a further 18 months until September 2021.

The Plan for North Lanarkshire

Priority Improve North Lanarkshire's resource base

Ambition statement (1) Ensure a housing mix that supports social inclusion and economic growth

1. Background

- 1.1 Committee approved in May 2018, to formalise the previous 'gentleman's agreement', between North Lanarkshire Council and the Scottish Veterans Garden City Association (SVGCA) charity, to maintain and repair all Veterans properties within the North Lanarkshire area. The scope of works issued is generally emergency repair work as well as all statutory and legislative maintenance requirements.
- 1.2 A Service Level Agreement (SLA) was prepared and implemented at this time, ensuring clarity and transparency for both North Lanarkshire Council and SVGCA. This SLA required a full review of existing arrangements prior to 31 March 2020 to ensure the current process is effective and satisfactory to both parties.

2. Report

- 2.1 The SVGCA is a registered Scottish charity which aims to provide appropriate accommodation for ex Service, Police, Fire and Merchant Marine personnel. With a presence within a number of locations throughout Scotland, there are currently 26 such properties within North Lanarkshire.
- 2.2 In line with the current SLA, a full audit of all maintenance and repairs carried out within the 26 properties has been undertaken by Housing Property. This review has also ensured full compliance of process has been applied since the inception of the arrangement in May 2018.
- 2.3 It has been established that from May 2018 to December 2019, 119 jobs have been issued at a cost to North Lanarkshire Council of £16,567. All works have been of a maintenance or legislative nature.
- 2.4 To ensure that the integrity of the Housing Revenue Account (HRA) is maintained, it is agreed quarterly invoices would be issued to the SVGCA for the value of works issued in that period. The audit has confirmed that this has taken place and that full settlement has been received in line with North Lanarkshire payment terms.
- 2.5 Meetings have taken place between Housing Property officers and representatives from the SVGCA to ensure the agreement is working effectively for both parties. These discussions have been entirely positive, with no issues being identified. The SVGCA have indicated they would be conducive to extending the current agreement beyond March 2020. Due to the limited volume of repairs currently being carried out to the 26 SVGCA properties, Housing Property have no objection to the current agreement being extended.

3. Equality and Diversity

3.1 Fairer Scotland Duty

North Lanarkshire Council should consider what they can do to reduce inequalities of outcomes caused by socioeconomic disadvantage when making strategic decisions.

3.2 Equality Impact Assessment

An equality impact assessment has not been completed for this report as this is an update on the service level agreement between North Lanarkshire Council and SVGCA.

4. Implications

4.1 Financial Impact

As the full value of works issued to SVGCA properties is fully recharged, there is no financial impact to North Lanarkshire Council.

4.2 HR/Policy/Legislative Impact

There will be no impact to North Lanarkshire Council.

4.3 Environmental Impact

There will be no impact to North Lanarkshire Council.

4.4 Risk Impact

Any risk will be minimised and managed by an appropriate Housing Property and Projects Manager in conjunction with Finance Officers.

5. Measures of success

- 5.1 If agreement to extend the currently repairs and maintenance agreement offered to the SVGCA beyond March 2020 is given, this will provide comfort and reassurance to the Veterans living within North Lanarkshire that they have full access to the Councils comprehensive list of approved contractors.

6. Supporting documents

- 6.1 No appendices.



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