

List of Committee Reports' Recommendations and Decisions Made Under Delegated Authority

Name Of Committee	Housing and Regeneration Committee
Committee Date	20 May 2020

A meeting, via virtual video conference, was held at 10am on Wednesday, 20 May 2020 to consider the reports submitted to the Committee.

In Attendance: Chief Executive; Executive Director (Enterprise and Communities); Head of Planning and Regeneration; Head of Business (Housing Property and Projects); Head of Housing Solutions, and Committee Officer.

The Chief Executive considered each report in turn, following oral summation by the respective officer, and in cognisance of any comments received from elected members. In accordance with his delegated authority, the Chief Executive decided upon each report as detailed below.

Reports & Recommendations

(A letter "C" after the report title indicates that the decision is a C Paragraph in accordance with Standing Order 22)

<u>Report Title</u>	<u>Officer</u>	<u>Report Recommendations</u>	<u>Decision Taken Under Delegated Authority</u>
Electrical Safety in Council Houses – Enforcement of Works	Head of Business (Housing Property and Projects)	<ul style="list-style-type: none"> (1) note the contents of this report; (2) approve the use of enforced access for the purposes of completing identified electrical wiring works to ensure the Council's housing stock is fully compliant with the relevant electrical wiring regulations, and (3) approve the use of enforced access for the purposes of completing installation of smoke, heat and carbon monoxide detection systems, to ensure the Council's housing stock is fully compliant with the Housing (Scotland) Act 1987 	Agreed as per report, with an update report being submitted to the Housing and Regeneration Committee by the end of the financial year, providing details of the model being used.

		(Tolerable Standard) (Extension to Criterion) Order 2019.	
MEARS Performance	Head of Business (Housing Property and Projects)	<ul style="list-style-type: none"> (1) note Mears LLP's operational performance for 2019/20; (2) note Mears LLP's year end operational performance for 2018/19; (3) note future reporting arrangements, including the recommendation that future reports on Mears delivery of corporate property repairs and the scrutiny of performance come within the remit of this committee, and that the Scheme of Administration be amended to reflect this position; and (4) approve identifying areas of activity requiring further detailed consideration by the Housing and Regeneration Committee. 	Recommendations (1, 2 and 4) agreed as per report, and that with regard to Recommendation (3) that the request to amend the Scheme of Administration be noted and submitted to a future meeting of North Lanarkshire Council.
Housing Outline HRA 5 Year Capital Programme 2021/22 - 2025/26	Head of Business (Housing Property and Projects)	approve the outlined 5 year HRA Capital Programme for 2021/22 – 2025/26 as outlined in Appendix 1.	Agreed as per report, with a further report to be submitted to a future Housing and Regeneration Committee on the revised timeline for the installation of smoke detectors to tenants' homes following clarification from the Scottish Government.
Future New Build Sites	Head of Planning and Regeneration	approve the inclusion of the proposed sites, as outlined in section 2.1 and Appendix 1 of this report, within the new-build programme.	Agreed as per report.
New Build Programme - Procurement	Head of Planning and Regeneration	(1) approve the award of a call off contract in line with the Scottish Procurement Alliance (SPA) framework agreement conditions for the construction of new build housing at the former Belhaven House, Roberts Street, Wishaw to	Agreed as per report.

		<p>Hadden Construction Limited in the revised sum of £3,099,186.27, including contingency allowance;</p> <p>(2) approve the award of a call off contract in line with the Scottish Procurement Alliance (SPA) framework agreement conditions for the construction of new build housing at the former Chiltern's House, Lindsaybeg Road, Chryston to Hadden Construction Limited up to the revised value of £4.1M, including contingency allowance;</p> <p>(3) approve the award of a call off contract in line with the Scottish Procurement Alliance (SPA) framework agreement conditions for the construction of new build housing at the Northburn Avenue, Airdrie to Hadden Construction Limited up to the revised value of £6.05M, including contingency allowance;</p> <p>(4) note the award of a call off contract for the construction of new build housing at Caledonian Avenue, Bellshill to CCG (Scotland) Limited in the revised sum of £4,775,615.31 including contingency allowance;</p> <p>(5) note the current difficulties being experienced with Scottish Water in their recent strict application of the Surface Water Policy preventing the award of a call off contract for the construction of new build housing at Community Road, Bellshill to CCG, (Scotland) Limited, and</p> <p>(6) note the current difficulties being experienced with Scottish Water in their recent strict application of the Surface Water Policy preventing the award of a call off contract for</p>	
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		the construction of new build housing at Berwick Street, Coatbridge and Laburnum Road, Viewpark to Cruden Building & Renewals Limited.	
New Build Programme – Bank Street, Coatbridge - Procurement	Head of Planning and Regeneration	agree to the commencement of procurement activity with Scotland Excel for the re-development of the site at Bank street, Coatbridge The project has been included in the New Supply Programme to provide 9 new homes for social rent and supported accommodation comprising 10 units for vulnerable young adults leaving care.	Agreed as per report.
New Build Programme – Burnhall Place, Waterloo	Head of Planning and Regeneration	approve the award of the Contract for the Construction of New Build Housing at Burnhall Place, Waterloo to McTaggart Construction Limited for the sum of £3,708,768.04.	Agreed as per report.
Kildonan Street Offices, Coatbridge	Head of Planning and Regeneration	<ul style="list-style-type: none"> (1) note the outcome of the Feasibility Study and the estimated costs associated with conversion of Kildonan Street to residential accommodation; (2) note that Counsel Opinion has been obtained on the title position which has confirmed the site is common good. Further opinions will be obtained on the process for changing the use of the site; (3) approve the inclusion of the former Municipal Buildings within the new supply programme subject to the finalisation of detailed designs and costs, obtaining statutory consents and completing any other due diligence involved in converting the building to residential use, and (4) approve the commencement of procurement activity to appoint a suitably qualified design team with experience of working with listed buildings led by a conservation architect to 	Agreed as per report.

		progress the project to the detailed design stage with an option to appoint them for the construction phase.	
Contract Approval – Measured Term Contract for Lead Water Mains Replacement 2020-2024	Head of Housing (Property and Projects)	approve the award of the Measured Term Contract for Lead Water Mains Replacement 2020-2024 to Belac Group Ltd.	Agreed as per report.
Contract Approval– Measured Term Contract for Controlled Door Entry System and Associated Works, Replacement and repairs 2019-2021 (Lot 2) – Contract Update	Head of Business (Housing Property and Projects)	<ul style="list-style-type: none"> (1) note the content of this report and the accompanying appendix; (2) approve and note the interim arrangements that are being put in place to manage this contract; (3) note the financial position of this contract; and (4) note the proposals to re-tender in due course. 	Agreed as per report.
Proposed Extension to Central Heating Servicing and Maintenance Contract	Head of Business (Housing Property and Projects)	<ul style="list-style-type: none"> (1) agree to extend the current partnership arrangement with Saltire Ltd – in accordance with the terms of the contract - to facilitate full synchronisation with the development and implementation of the Enterprise Strategic Commercial Partnership (the ‘Enterprise Partnership’); (2) agree that the duration of the contract be extended for up to 3 years within the existing provisions of the contract provided that a review is reported to and approved by committee prior to each extension; (3) approve the extension of the contract by 1 year from January 2021, and (4) approve and note the forecast contract expenditure increase, and note the associated risks. 	Agreed as per report.

Proposed Extension to Housing and Corporate Property Repairs and Maintenance Contract	Head of Business (Housing Property and Projects)	<p>(1) agree to extend the current partnership arrangement with Mears LLP to facilitate full synchronisation with the development and implementation of the Enterprise Strategic Commercial Partnership (the 'Enterprise Partnership');</p> <p>(2) agree that the duration of the contract be extended for up to 3 years within the existing provisions of the contract provided that a review is reported to and approved by committee prior to each extension;</p> <p>(3) approve the extension of the contract by 1 year from January 2021, and</p> <p>(4) approve and note the forecast contract expenditure increase, and the associated risks.</p>	Agreed as per report.
Housing Support Contracts	Head of Housing Solutions	<p>(1) note the requirement to continue to provide housing support and accommodation services through the existing housing support contracts to enable review and consultation activity to take place and for a test for change pilot to be undertaken in terms of delivering housing support through an alliance, and</p> <p>(2) note that procurement options are currently being discussed with the councils Legal and Procurement teams to determine the most suitable option to continue for one further year.</p>	Agreed as per report.
Tower Strategy Update	Head of Business (Housing Property and Projects), and	<p>(1) note the current progress of the structural surveys;</p> <p>(2) note the progress of the Ambition programme;</p> <p>(3) note the progress of the Sprinkler Installation / Fire Stopping programme;</p>	Agreed as per report.

	Head of Housing Solutions	(4) note the progress of the major refurbishment project at the 4 Towers, Coatbridge, and (5) note the progress of Fire Risk Assessments of tower stock.	
Update on Open Market Purchase Scheme	Head of Planning and Regeneration	(1) note the contents of the report (2) note that a further update will be provided to committee in 6 months.	Agreed as per report.

****N.B.** It was noted that a number of large scale investment and Infrastructure projects had been completed which had enhanced the homes of tenants and contributed to the wider regeneration of North Lanarkshire. It was agreed that those staff involved be thanked for their contribution to the projects.

Decisions Made Under Delegated Authority By	Des Murray
Date of Decisions	20 May 2020