

Motherwell, 19 February 2020 at 10 am.

A Meeting of the **HOUSING AND REGENERATION COMMITTEE**

PRESENT

Councillor Brannan-McVey, Convener; Councillor O'Rourke, Vice-Convener; Councillors Beveridge, Burgess, Burrows, M. Coyle, S. Coyle, Currie, Di Mascio, Docherty, Doolan, Douglas, Fannan, Fotheringham, Goldie, Gourlay, Graham, Hogg, Kelly, Kerr, Lennon, Linden, Logue, MacGregor, McLaren, McManus, McNally, McNeil, McVey, Morgan, Pettigrew, Roarty, Stocks, Stubbs and Alan Valentine.

ALSO PRESENT

In accordance with Standing Order 64(A) Councillor Fisher attended as substitute for Provost Jones.

CHAIR

Councillor Brannan-McVey (Convener) presided.

IN ATTENDANCE

Head of Business (Housing Property and Projects); Head of Housing Solutions; Business Finance Manager; Contract Strategy Manager; Investment Manager; Repairs and Maintenance Manager and Committee Officer.

APOLOGIES

Provost Jones and Councillors Cochrane, Gallacher, Annette Valentine and Weir.

DECLARATIONS OF INTEREST IN TERMS OF THE ETHICAL STANDARDS IN PUBLIC LIFE ETC. (SCOTLAND) ACT 2000

1. Councillor Lennon, by virtue of a family member's employment, declared an interest in paragraph 5 and took no part in the consideration thereof.

SHORT VIDEO PRESENTATION - A CENTURY OF COUNCIL HOUSING - HOMES FIT FOR HEROES

2. The Convener advised that the Presentation – A Century of Council Housing – Homes Fit for Heroes would be issued to members of the Committee.

PARTNERSHIP PERFORMANCE REPORT

3. With reference to paragraph 2 of the Minute of the meeting of the former Communities and Housing Committee held on 11 September 2019, there was submitted a report by the Head of Housing Property and Projects (1) setting out the performance of the Business Housing Property, Repairs and Maintenance and Central Heating Repairs and Maintenance Service Delivery Contracts for 2019/2020; (2) advising of the performance against the Key Performance Indicators (KPIs) for 2019/20 in respect of (a) the Mears Partnership in relation to completed housing repairs, including void management, as set out in Appendix 1 to the report, with Appendix 2 to the report containing the full KPI set for 2018/19 for comparative purposes; (b) Saltire Facilities Management Limited (Saltire) (A) in relation to housing heating repairs, as set out in Appendix 3 to the report, with Appendix 4 to the report

containing the full KPI set for 2018/19 for comparative purposes, and (B) with the partnership continuing to sustain a 100% property gas certification record for the extensive gas heated housing asset base, and (c) Emergency and Non-Emergency Repairs timescales, as set out in Appendix 5 to the report, and (3) intimating that the customer satisfaction level for Local Homes was 97.13% in the year to date, in comparison to the 2018/19 return to the Scottish Housing Regulator when 98.63% of tenants were satisfied with the repairs service, with the 2018/19 Scottish average for Local Authorities of 91.7%.

Decided: that the report be noted.

IMPLEMENTATION OF RAPID REHOUSING TRANSITION PLAN YEARS 1 AND 2

4. With reference to paragraph 6 of the Minute of the meeting of the former Communities and Housing Committee held on 13 February 2019 when the Rapid Rehousing Transition Plan and associated Appendices which had been co-produced by the Council and its partners was noted, there was submitted a report by the Head of Housing Solutions (1) outlining the background to the Council's Rapid Rehousing Transition Plan (RRTP) which was submitted to the Scottish Government on 19 December 2018; (2) advising that the five year RRTP set out how the Council and its partners would move forward from the current position to deliver its future vision; (3) indicating that the Plan also set out the changes required to temporary accommodation supply, housing supply and support across all partners, to enable settled housing options for homeless households, and (4) intimating that the action plan for years 1 and 2, set out in Appendix 1 to the report, provided a framework to commence work towards delivering the future vision set out within the RRTP based on year 1 and 2 funding allocation from Scottish Government of £389,000 and £465,000 respectively.

Decided: that the Rapid Rehousing Transition Plan, Action Plan for years 1 and 2, as set out in Appendix 1 to the report, be noted.

Councillor Lennon, prior to the consideration of the following item of business, having declared an interest by virtue of a family member's employment, took no part in the consideration thereof.

TENANT PARTICIPATION STRATEGY 2020-2025

5. With reference to paragraph 6 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 29 October 2015 when, inter alia, approval had been given to the "Inform, Involve, Improve – a Strategy for Tenant Participation 2015-20", there was submitted a report by the Head of Housing Solutions (1) informing (a) that the current Tenant Participation Strategy covered the period up to 2020, and (b) that there was a requirement to consultant and engage local communities in the development of the new strategy for 2020-2025; (2) intimating that the aim of this Strategy was to continue to develop and improve how the Council communicated with tenants and residents, and to ensure the Council provided opportunities for participation and involvement which was accessible to all; (3) detailing within the report, the objectives set out within the five year strategy, and (4) seeking approval of the Tenant Participation Strategy 2020-2025 Action Plan, attached as Appendix 1 to the report.

Decided:

- (1) that the completion of Tenant Participation Strategy 2020-2025 "Involving Tenants – Improving Services" be noted;
- (2) that the Action Plan attached as Appendix 1 to the report be approved, and
- (3) that the report be otherwise noted.

SCOTTISH VETERANS PROPERTIES WITHIN NORTH LANARKSHIRE - MAINTENANCE ARRANGEMENTS

6. With reference to paragraph 7 of the Minute of the meeting of the former Enterprise and Housing Committee held on 10 May 2018 when the proposed repairs and maintenance arrangements, and the corresponding recharge process, in relation to Scottish Veterans Properties was approved, there was submitted a report by the Head of Housing Property and Projects (1) seeking approval to extend the current repairs and maintenance arrangement with the Scottish Veterans Garden City Association (SVGCA) for a further period of 18 months until September 2021; (2) outlining the background to the agreement between North Lanarkshire Council and the SVGCA Charity where a Service Level Agreement (SLA) had been prepared and implemented, and (3) advising that in line with the current SLA, a full audit of all maintenance and repairs carried out within the 26 properties had been undertaken by Housing Property Services.

Decided: that the current repairs and maintenance arrangements, with the Scottish Veterans Garden City Association be extended for a further period of 18 months until September 2021.

CONTRACT FOR APPROVAL - MEASURED TERM CONTRACT FOR REPLACEMENT OF WINDOWS AND DOORS 2020-2025

7. There was submitted a report by the Head of Housing Property and Projects (1) reporting on the outcome of the tendering process for the Measured Term Contract for Replacement of Windows and Doors 2020-2025; (2) advising that, after checking, the most economically advantageous tender for Lots 1, 2 and 3 were submitted by Sidey Solutions Limited; Walker Profiles Limited, and CMS Enviro Systems Limited respectively, and (3) proposing that the tenders for the Measured Term Contract for Replacement of Windows and Doors 2020-2025 for Lots 1, 2 and 3 by Sidey Solutions Limited, Walker Profiles Limited, and CMS Enviro Systems Limited be accepted, for an initial period of two years commencing April 2020, with an option to extend for a further period of three years on one year individual extensions, at the sole discretion of the Council, up to the maximum value of the contract for Lots 1, 2 and 3 of £25m; £17.5m and £7.5m respectively.

Decided:

- (1) that the tenders submitted for the Measured Term Contract for Replacement of Windows and Doors 2020-2025 for Lots 1, 2 and 3 by Sidey Solutions Limited; Walker Profiles Limited and CMS Enviro Systems Limited respectively, be accepted, for an initial period of two years commencing April 2020, with an option to extend for a further period of three years on one year individual extensions, at the sole discretion of the Council, up to the maximum value of £25m; £17.5m and £7.5m respectively, for the maximum period of the contract, and
- (2) that the report be otherwise noted.

CONTRACTS AWARDED BELOW COMMITTEE APPROVAL THRESHOLD

8. There was submitted a report by the Head of Asset and Procurement Solutions intimating that the contracts, highlighted within Appendix 1 to the report, had been accepted by him in accordance with the General Contract Standing Orders during the period from 1 October to 31 December 2019.

Decided:

- (1) that the contracts accepted by the Head of Asset and Procurement Solutions in the reporting period from 1 October to 31 December 2019 be noted, and
- (2) that the report be otherwise noted.
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CONTRACT VARIATION: CARDINAL NEWMAN HIGH SCHOOL, BELLSHILL, REWIRE (PHASED WORK)

9. There was submitted a report by the Head of Asset and Procurement Solutions regarding the variation in costs against tender price incurred on the contract to rewire Cardinal Newman High School, Bellshill (1) outlining the background to, and the reasons why, additional monies were required to complete the contract; (2) detailing within the report, all action taken to respond to additional issues identified, the remedial action taken, and the subsequent variation in costs; (3) advising that the works were now practically completed, and the final costs had been estimated at approximately £2.54m, an increase currently of £409,000 which equated to 19% variation, and (4) intimating that the additional costs could not be contained within the budget allocated for the contract but had been contained within the overall five year capital planning totals.

Decided:

- (1) the action taken to respond to additional issues identified, remedial action taken, and the subsequent variation in costs as a result, be noted, and
- (2) that the report be otherwise noted.

REVENUE BUDGET MONITORING REPORTS

(1) HRA REVENUE MONITORING REPORT - PERIOD 10 – 1 APRIL 2019 TO 3 JANUARY 2020

10. There was submitted a report by the Executive Director (Enterprise and Communities) (1) providing a summary of the Housing Revenue Account (HRA) financial performance for the period from 1 April 2019 to 3 January 2020 (Period 10); (2) illustrating the projected outturn as at 31 March 2020, with major outturn variances highlighted and explained in accordance with the Council's approved Financial Regulations, and (3) advising that the Service currently anticipated (a) a surplus of £1.200m, and (b) that £1.867m of savings would be delivered by the financial year-end.

Decided: that the financial position of the HRA revenue budget 2019/20 be noted.

(2) ENTERPRISE AND COMMUNITIES - REVENUE MONITORING (NON-TRADING)

11. There was submitted a report by the Executive Director (Enterprise and Communities) (1) highlighting the financial performance of the Enterprise and Communities Service revenue budget for the period 1 April 2019 to 3 January 2020 (Period 10); (2) illustrating the projected outturn as at 31 March 2020, with major outturn variances highlighted and explained as per the Council's approved Financial Regulations, and (3) advising (a) that the Enterprise and Communities' budget was forecasting an underspend of £0.345m for 2019/20 based on performance to Period 10, and (b) that the Service had identified a number of financial pressures across each division which were being fully offset by planned management action, with further information highlighted within the report and the Appendices to the report.

Decided: that the financial position of the 2019/20 Enterprise and Communities Revenue Budget be noted.

(3) ENTERPRISE AND COMMUNITIES - TRADING REPORTS

12. There was submitted a report by the Executive Director (Enterprise and Communities) (1) providing a summary of the Council's Trading Account financial performance for the period from 1 April 2019 to

3 January 2020 (Period 10); (2) illustrating the projected outturn, as at 31 March 2020, with the major outturn variances highlighted and explained as per the Council's approved Financial Regulations, and (3) advising that the Council's Trading Account was projected to achieve a surplus of £0.611m for 2019/20 based on performance to Period 10 which was £0.019m lower than the budgeted surplus mainly due to higher than anticipated insurance costs within Fleet.

Decided: that the financial position of the 2019/20 Enterprise and Communities' Trading Account Budget be noted.

CAPITAL PROGRAMME MONITORING REPORT

(1) HRA MONITORING REPORT - 1 APRIL 2019 TO 3 JANUARY 2020

13. There was submitted a report by the Executive Director (Enterprise and Communities) (1) reviewing progress towards agreed spending plans within the 2019/20 HRA Capital Programmes; (2) advising that after prior re-alignments in the Mainstream programme, an overspend was now anticipated due to acceleration of the fire prevention programme, and (3) indicating that the Buy Back programme was on target to fully spend with an underspend expected in the New Build programme, largely linked to ongoing issues with revised Scottish Water requirements for new housing developments.

Decided: that the financial position of the 2019/20 HRA Capital Programmes be noted.

(2) ENTERPRISE AND COMMUNITIES - CAPITAL MONITORING REPORT

14. There was submitted a report by the Executive Director (Enterprise and Communities) (1) highlighting the financial performance of the 2019/20 Enterprise and Communities' Capital Programme for the period from 1 April 2019 to 3 January 2020 (Period 10); (2) advising that the Service had a total Capital Budget of £70.990m across all the work streams of the Composite Capital Programme, Enterprise Projects, Schools and Centres Modernisation; Early Years Expansion and Community Investment Fund, and (3) intimating (a) that the Programme was on target following management action, as highlighted within Appendix 1 to the report agreed by the Strategic Capital Delivery Group, and (b) that further explanation of project variances and management action was included within the report and the Appendices.

Decided: that the financial position of the 2019/20 Enterprise and Communities Capital Programme be noted.

REVIEW OF MORTGAGE TO RENT CRITERIA

15. With reference to (1) paragraph 8 of the Minute of the meeting of the former Housing and Technical Services Committee held on 4 September 2003 when approval had been given to the participation as a Landlord of "last resort" in the Mortgage to Rent Scheme, and (2) paragraph 20 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 19 August 2009 when approval had been given to the changes to the Mortgage to Rent Scheme and the continued participation by North Lanarkshire Council, in that Scheme, there was submitted a report by the Head of Housing Solutions seeking approval to remove the additional North Lanarkshire Council Criteria placed on applicants referred to the Council through the Scottish Government Mortgage to Rent (MTR) Scheme; (a) outlining the background to the Scheme; (b) advising that due to budget pressures the Council had applied its own criteria to ensure that limited resources were targeted appropriately, with the criteria applied being the same as the Priority Need test applied to homeless applicants; (c) indicating (A) that in December 2012, the Priority Need test was abolished from homelessness legislation, and (B) that the criteria applied for MTR cases remained the same, due to the pressure on budget allocation; (d) informing that in 2019/20 it had been agreed that future funding of the MTR

Scheme would come from borrowing arrangements similar to the process for the Empty Homes and Open Market Purchase Schemes; (e) intimating, that in the last two years there had been approximately 10 requests per year from the Scottish Government to consider MTR applications, and five had been refused due to the applicants not meeting the Council's criteria, and (f) proposing that the additional criteria on MTR applications be removed, which would enable an increased level of properties to be purchased, prevent homelessness for these households, and also increase the Council's housing stock at a lower cost than purchasing on the Open Market.

Decided:

- (1) that the additional Council criteria placed on applicants referred to the Council through the Scottish Government Mortgage to Rent Scheme be removed, and
- (2) the report be otherwise noted.

FORMER TENANT ARREARS WRITE-OFF TO 31 MARCH 2018

16. There was submitted a report by the Head of Housing Solutions (1) proposing that the sum of £2,408,606.87, being the current balance outstanding in respect of former tenant rent arrears prior to 31 March 2018, which was considered irrecoverable, be written-off; (2) intimating (a) that, in accordance with financial guidelines, a bad debt provision had previously been established, with the outstanding accounts highlighted in the report, and (b) that the debt written-off related to former tenancies where the tenancy end date was prior to 31 March 2018, and (3) advising that efforts would continue to secure payment of outstanding rent balances from former tenants.

Decided:

- (1) that approval be given for the write-off of former tenant arrears totalling £2,408,606.87 for the period up to 31 March 2018;
- (2) that the report be remitted to the Finance and Resources Committee for consideration, and
- (3) that the report be otherwise noted.

HOUSING OUTLINE HRA CAPITAL PROGRAMME 2020/21

17. With reference to (1) paragraph 18 of the former Housing and Social Work Services Committee held on 4 February 2016, when, inter alia, approval had been given to a five year outline HRA Capital Programme for 2016/17-2020/21, and (2) paragraph 14 of the Minute of the meeting of the former Communities and Housing Committee held on 13 February 2019 when, inter alia, (a) approval had been given to HRA Capital Programme for 2019/20, and (b) it had been agreed to note that the HRA Capital Programme would support the full alignment of kitchen and bathroom modernisation elements by 2021, there was submitted a report by the Head of Housing Property and Projects (A) seeking approval to implement the mainstream HRA Capital Programme (excluding New Build) for 2020/21, as detailed within the report, and appendix 1 to the report; (B) summarising the up-to-date position regarding (i) the Capital Resources – HRA Programme, and (ii) the HRA Capital Programme with specific reference to Heating, Windows/Door Replacement; Roofing and Rendering; Lead Pipe Replacement; Door Entries; Electrical Work; Kitchens and Bathrooms; Tower Strategy; Ambition, and Community Care programmes, and (C) advising that as 2020/21 HRA Capital Programme represented Year 5 of the current Programme and a new 5 Year HRA Capital Programme covering the period 2021-2026 would be submitted to this Committee in May 2020.

Decided:

- (1) that the HRA Capital Programme for 2020/21, as detailed within the report, and appendix 1 to the report, be approved;
- (2) that it be noted that the HRA Capital Programme for 2020/21 would support the completion of the kitchen and bathroom replacement programmes by March 2021;
- (3) that a further report be submitted to this Committee on 20 May 2020 setting out the new 5 Year HRA Capital Programme for the period 2021 to 2026, and
- (4) that the report be otherwise noted.