

## **HOUSING, ENVIRONMENT AND ECONOMIC DEVELOPMENT COMMITTEE**

At a Meeting of the Housing, Environment & Economic Development Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 6 January 2010 at 10.00 a.m.

**Present:** Councillors Jim Bollan, Jim Brown, Geoff Calvert, Gail Casey, Jim Finn, William Hendrie, David McBride, Jim McElhill, Craig McLaughlin and William McLaughlin.

**Attending:** Elaine Melrose, Executive Director of Housing, Environmental and Economic Development; Ronald Dinnie, Head of Land and Environment Services; Jim McAloon, Head of Housing and Regeneration Services; John McKerracher, Head of Property and Technical Services; Jeff Stobo, Manager of Strategy; Jim Pow, Manager of Finance, Housing, Environment and Economic Development Department; Kevin Neeson, Manager of Development Services; Vincent Gardiner, Manager of Exchequer; Pamela Clifford, Section Head - Development Management; Sally Michael, Principal Solicitor and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

**Councillor William Hendrie in the Chair**

### **NEW YEAR GREETINGS**

Before commencing with the business of the meeting, the Chair, Councillor Hendrie, wished everyone a Happy New Year.

### **DECLARATIONS OF INTEREST**

Councillors Brown and McElhill declared a non-financial interest in the item under the heading "Clydebank Civic Quarter", being Directors of Clydebank Rebuilt, and intimated that they would take part in the Committee's decision in relation to that item.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Housing, Environment and Economic Development Committee held on 4 November 2009 were submitted and approved as a correct record, subject to the undernoted correction:-

With reference to the item under the heading “Declarations of Interest” (Page 2301 refers), the item should read ‘Councillors Brown and McElhill declared a non-financial interest in the item under the heading “Clydebank Civic Quarter”, being Directors of Clydebank Rebuilt, and intimated that they would take part in the Committee’s decision in relation to that item.

### **WEST DUNBARTONSHIRE COMMON HOUSING REGISTER “HOMESEARCH”**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development updating on progress in the development of the Common Housing Register (CHR) in partnership with local Registered Social Landlords (RSLs).

After discussion and having heard the Head of Housing and Regeneration Services in further explanation and in answer to Members’ questions, the Committee agreed to note the progress to date in the development of the CHR and that a further report outlining the project plan would be brought to a future meeting of the Committee.

### **CLYDEBANK CIVIC QUARTER**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (a) providing a further update on the proposed development of the Civic Quarter of Clydebank (the Civic Heart) following the decision at the previous meeting of the Committee on 4 November 2009; and
- (b) providing information on the business plan for the revenue costs of delivering services from the new complex, the implications of retaining the façade of the baths complex in situ and the governance arrangements for progressing to the development phase.

A copy of a letter dated 5 January 2010 from the Principal Inspector of Historic Scotland in respect of not seeking preservation of the façade of the Bruce Street Baths part of the building was circulated for Members’ information.

After discussion and having heard the Principal Solicitor in clarification of the previous Committee decision and that Suspension of Standing Orders was not required in these circumstances, the Committee agreed:-

- (1) that the project could progress to the development phase on the basis of the outline business case presented;
- (2) that the development should now proceed without the façade retention of the baths complex, having noted that an opportunity existed to retain some of the stone from the façade as a plinth, or to form a gateway feature for the proposed garden; and

- (3) to the appointment of Clydebank Rebuilt and Page/Park to oversee the completion of the project.

Councillor Bollan, having failed to obtain a seconder for a proposed amendment, asked that his dissent be recorded in respect of this item.

### **SALE OF LAND EXTENDING TO 1,554 SQ METRES (0.383 ACRES) OR THEREBY ADJACENT TO 44 DUMBARTON ROAD, BOWLING**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to sell the land extending to 1,554 sq metres (0.383 acres) or thereby adjacent to 44 Dumbarton Road, Bowling on the open market for residential development purposes.

Having heard Councillor Calvert, it was noted that an email received from Mr. Thompson of Bowling and Milton Community Council would be forwarded to the Executive Director of Housing, Environmental and Economic Development for reply.

After discussion and having heard the Section Head – Development Management in answer to Members' questions, the Committee agreed:-

- (1) that the Executive Director of Housing, Environmental and Economic Development be authorised to sell the land extending to 1,554 sq metres (0.383 acres) or thereby adjacent to 44 Dumbarton Road, Bowling on the open market subject to a closing date for residential development; and
- (2) that the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate.

### **TOWN CENTRE REGENERATION FUND AND PROJECTS 2009 – 2010**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the outcome of the Town Centre Regeneration Fund (TCRF) bids made by the Council and its partners and reporting on progress to date on project implementation.

In this connection, it was noted:-

- (a) that good progress had been made in developing TCRF funded projects;
- (b) that every effort would be made to ensure the completion of projects in time to claim funding; and
- (c) that the tight timescale within which projects need to be completed presented challenges and risks that are being managed and minimised.

After discussion and having heard the Head of Housing and Regeneration Services, the Committee agreed:-

- (1) that the Executive Director of Housing, Environmental and Economic Development be authorised in agreement with the Head of Legal, Administrative and Regulatory Services, to enter into the necessary agreements to ensure management of the grant sums and the delivery of the above noted projects;
- (2) to congratulate the officers involved for their hard work and commitment in terms of securing town centre regeneration funding from the Scottish Government for Clydebank and Dumbarton; and
- (3) otherwise to note the contents of the report.

#### **HOUSING REVENUE ACCOUNT 2009/2010 BUDGETARY CONTROL STATEMENT TO 15 NOVEMBER 2009 (PERIOD 7)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the financial performance of the Housing Revenue Account (HRA) to the period ended 15 November 2009.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in answer to Members' questions, the Committee agreed to note the contents of the report.

#### **HRA CAPITAL PROGRAMME 2009/2010 BUDGETARY CONTROL REPORT TO 15 NOVEMBER 2009 (PERIOD 7)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the progress of the HRA Capital Programme 2009/2010.

The Committee agreed to note the contents of the report.

#### **FINANCIAL REPORT 2009/2010 TO 15 NOVEMBER 2009 (PERIOD 7)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the financial performance of the Housing, Environmental and Economic Development Department to 15 November 2009 (Period 7).

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development and the Head of Land and Environment Services in elaboration and in answer to Members' questions, the Committee agreed to note the contents of the report.

## **WEST DUNBARTONSHIRE STRATEGIC HOUSING INVESTMENT PLAN 2010/11 – 2014/15**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development presenting the West Dunbartonshire Strategic Housing Investment Plan (SHIP) for 2010/11 – 2014/15 and seeking retrospective approval for the plan which was required by the Scottish Government prior to 28 November 2009.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development and the Manager of Strategy in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the proposals for the delivery of the SHIP 2010/2011 – 2014/15 as detailed in the Appendix to the report; and
- (2) that authority be delegated to the Executive Director of Housing, Environmental and Economic Development to progress the detail of the investment plans in partnership with relevant stakeholders.

## **REVIEW AND OPTIONS FOR AN INTEGRATED ANTI SOCIAL BEHAVIOUR SERVICE**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the outcome of the review of Anti Social Behaviour (ASB) services and seeking approval to re-configure this service.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in elaboration and in answer to Members' questions, the Committee agreed:-

- (1) to approve the implementation of Option 3a in principle (Appendix 3b to the report) but noting that the additional £43k saving outlined in the report should not be taken at this time given the consultation process; and
- (2) that the Executive Director of Housing, Environmental and Economic Development be authorised to commence consultation with staff and trade unions in order to deliver an integrated anti social behaviour service.

Councillor Bollan, having failed to obtain a seconder for a proposed amendment, asked that his dissent be recorded in respect of this item.

## **RENT RE-MODELLING**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the progress made on the delivery of a revised rent model for the Council's housing stock and seeking approval of a revised rent model to be implemented with effect from 1 April 2010.

After discussion, the Committee agreed:-

- (1) that a new rent model be adopted based on Option 3 contained in the report, which is based on property size, property type and general quality;
- (2) that the new rent model be reviewed in no less than 5 and no more than 10 years;
- (3) that the new rent model be implemented with effect from 1 June 2010, and not 1 April 2010 as recommended in the report;
- (4) that in order to facilitate the transition to the new model by applying a cap of £3 to those who would experience an increase in their weekly rent, with this cap to be applied for a maximum period of 3 years;
- (5) to note that all tenants who are due a rent reduction as a consequence of the new model would have that reduction applied in full with effect from the date of implementation, i.e. 1 June 2010; and
- (6) that a further report would be submitted to a future meeting of the Committee to advise on the implementation of the new model.

Councillor Bollan, having failed to obtain a seconder for a proposed amendment, asked that his dissent be recorded in respect of this item.

### **URGENT ITEM OF BUSINESS**

The Chair, in terms of Section 50B(4)(b) of the Local Government (Scotland) Act 1973, as inserted by the Local Government (Access to Information) Act 1985, decided that the following item of business be considered as a matter of urgency on the grounds that the action to be taken required early consideration.

### **UPDATE ON WINTER MAINTENANCE PROGRAMME**

The Head of Land and Environment Services provided an update in respect of the Council's gritting and winter maintenance operations following the recent period of adverse weather. In this respect, a copy of a handout, giving the up-to-date position in West Dunbartonshire, was circulated for Members' information.

After discussion, the Committee agreed to convey its thanks and appreciation to everyone involved in the gritting operations for the long hours worked over the festive period and for their hard work and dedication.

The meeting closed at 11.30 a.m.