

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, 8 December 2010 at 10.00 a.m.

Present: Councillors Jim Bollan, Jim Brown, Geoff Calvert, William Hendrie, Jonathan McColl, Jim McElhill, Craig McLaughlin and John Millar.

Attending: Elaine Melrose, Executive Director of Housing, Environmental and Economic Development; Ronald Dinnie, Head of Neighbourhood Services; Jim McAloon, Head of Regeneration and Economic Development; Janice Lockhart, Homeless and Allocations Manager; Pamela Clifford, Planning and Building Standards Manager; Stephen McGonagle, Maintenance and Repairs Manager; John Kerr, Homeless Strategy & Continuous Improvement Co-ordinator; Sally Michael, Principal Solicitor; and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

Apology: An apology for absence was intimated on behalf of Councillor Gail Casey.

Councillor William Hendrie in the Chair

CHAIR'S REMARKS

Prior to commencing with the business of the meeting, Councillor Hendrie, Chair, advised the Committee that an update on the winter maintenance position would be provided by the Head of Neighbourhood Services.

In this respect, the Head of Neighbourhood Services was heard in elaboration of the measures that had been put in place and deployed in accordance with the recently approved Winter Maintenance Strategy 2010/11. The update provided dealt with such matters as Priorities, Actions, Communication, Salt Stock, Ongoing Actions and Predicted Weather.

Following discussion in respect of concerns raised by Members in respect of the adverse conditions and the Council's response thereto, the Executive Director of Housing, Environmental and Economic Development and the Head of Neighbourhood Services were heard in further explanation and in answer to Members' questions.

ADJOURNMENT

After hearing Councillor Hendrie, Chair, the Committee agreed to adjourn for a short period of time. The meeting reconvened at 11.00 a.m. with all those Members shown on the sederunt in attendance.

DECLARATION OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meetings of the Housing, Environment and Economic Development Committee held on 6 October 2010 were submitted and approved as a correct record, subject to the following correction:-

With regard to the item under the heading "Leisure Trust Options", it was noted that agreement of the recommendations would include the proviso that Strathclyde Pension Fund would continue to be the provider of pension services to staff affected by the transfer to the proposed new Leisure Trust; that trades unions would continue to be recognised as they are now; and that no additional remuneration would be made for Members serving on the new Leisure Trust.

CARE AND REPAIR SERVICE TENDER

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to invite tenders for the provision of a Care and Repair service as part of the Council's Scheme of Assistance.

After discussion and having heard the Head of Regeneration and Economic Development in further explanation and in answer to Members' questions, the Committee agreed to continue consideration of the report pending further information being obtained on the Council's relationship with Care and Repair and further legal advice on the necessity, or otherwise, of the initiation of an open tendering procedure.

REMOVAL OF UNAUTHORISED SIGNS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the procedures being pursued in the removal of unauthorised signs adjacent to public roads and seeking agreement regarding the approach being adopted for acceptable signage.

After discussion and having heard the Planning and Building Services Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) that unauthorised advertisements on Council land should be removed and costs recovered from the owner where practical; and
- (2) to note that discussions progress with the house builders regarding the erection of composite signs promoting housing sites in West Dunbartonshire subject to receiving the necessary permissions.

DISPOSAL OF SMALL AREAS OF LAND TO INDIVIDUAL HOUSEHOLDERS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing on progress and disposals of small areas of land adjacent to individual householders.

After discussion, the Committee agreed:-

- (1) to note the progress to date in respect of the implementation of the disposal policy;
- (2) that local Members and the Chair, Councillor Hendrie, would receive notifications by email of the land in question for their information; and
- (3) in cases of dispute refer back to Committee for a decision.

SCAFFOLDING COSTS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on current scaffolding practice and costs and recommending improvements.

After discussion, the Committee agreed to note the contents of this report.

TEMPORARY HOMELESS ACCOMMODATION

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on the use of temporary homeless accommodation.

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

TENANT SATISFACTION SURVEY

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on the Council's Tenant Satisfaction Survey carried out in September and October 2010.

After discussion, the Committee agreed:-

- (1) to note the progress of the Tenant Satisfaction Survey with satisfaction; and
- (2) to congratulate officers and staff for providing the high level of customer satisfaction which had been recognised in the survey.

WEST DUNBARTONSHIRE COMMON HOUSING REGISTER "HOMESEARCH"

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update 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 Homelessness and Allocations Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the progress to date in the development of the CHR; and
- (2) to note that a further report would be brought to a future meeting of the Committee setting out the timescale for the implementation of the preferred ICT option once the tender had been approved by the Tendering Committee.

FUTURE OF CCTV IN WEST DUNBARTONSHIRE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of progress concerning the above following recommendations previously agreed by the Committee in March 2010.

With regard to paragraph 8.2(ii) of the report, it was noted that the words "November 2010" were a typographical error and should not appear in the report.

After discussion, it was agreed:-

- (1) to note the progress on the new CCTV Strategy and Implementation Plan and that a further report would be submitted to a future meeting of the Committee; and
- (2) to note that the new CCTV Strategy and Implementation Plan was being developed in line with the new National Strategy for Public Space CCTV in Scotland.

REVIEW OF COMMUNITY FACILITIES

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

- (1) providing an update on the progress of the integration of Halls and Community Learning and Development facilities;
- (2) providing feedback on the consultation exercise that was carried out between August and November on the re-shaping of community facilities; and
- (3) giving options for provision of this service for the future including proposals for a community facility in Milton as agreed at the Council meeting on 25 June 2008 (Page 1252 refers).

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development and the Head of Neighbourhood Services in elaboration and in answer to Members' questions, Councillor McElhill, seconded by Councillor Hendrie, moved:-

That the Committee agrees:-

- (1) to discontinue café provision in community facilities by no later than 31 March 2011 as they were not economically viable, do not provide healthy choices and conflicted with the Council's objectives for schools catering;
- (2) to note that in respect of (1) above, kitchen facilities would still be available for use;
- (3) to progress the creation of a community facility in Milton at a cost of no more than £90,000; and
- (4) that detailed consultation takes place with groups affected on the rationalisation on specific under-utilised facilities, as outlined in paragraph 4.11 of the report, and that a report be submitted to the June 2011 meeting of the Committee in this regard.

As an amendment, Councillor Calvert, seconded by Councillor Millar, moved:-

That the Committee agrees:-

- (1) to discontinue café provision in community facilities by no later than 31 March 2011 as they were not economically viable, do not provide healthy choices and conflicted with the Council's objectives for schools catering;
- (2) to progress the creation of a community facility in Milton at a cost of no more than £90,000; and

- (3) that detailed consultation on the opportunities for community transfer takes place with groups affected only on specific under-utilised facilities as outlined in paragraph 4.11 of the report and that a report be submitted to the June 2011 meeting of the Committee in this regard.

On a vote being taken, 2 Members voted for the amendment and 5 for the motion which was accordingly declared carried.

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

SYSTEMS REVIEW STORES – BAR CODING

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to procure an appropriate bar coding system for use in stores managed by Maintenance and Repairs.

After discussion and having heard the Maintenance and Repairs Manager in answer to Members' questions, the Committee agreed to approve the procurement of equipment to update the system previously purchased from Dataday Solution Partnership and that the bar code system be implemented within stores managed by Maintenance and Repairs.

HRA CAPITAL PROGRAMME 2010/2011 BUDGETARY CONTROL REPORT TO 31 OCTOBER 2010 (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 2010/2011.

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

HOUSING REVENUE ACCOUNT 2010/2011 BUDGETARY CONTROL STATEMENT TO 31 OCTOBER 2010 (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 31 October 2010.

After hearing the Executive Director of Housing, Environmental and Economic Development in answer to a Member's question, the Committee agreed to note the contents of the report.

FINANCIAL REPORT 2010/2011 TO 31 OCTOBER 2010 (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 31 October 2010 (Period 7).

After discussion and having heard the Head of Neighbourhood Services in elaboration and in answer to Members' questions, the Committee agreed to note the contents of this report.

HOUSING, ENVIRONMENTAL AND ECONOMIC DEVELOPMENT DEPARTMENTAL PLAN 2010/14 – MID YEAR PERFORMANCE REPORT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development setting out the Department's progress in meeting corporate and departmental objectives in the first year of the Housing, Environmental and Economic Development Departmental Plan 2010-14 which was approved in June 2010.

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

HOUSING, ENVIRONMENT AND ECONOMIC DEVELOPMENT DEPARTMENT – FORWARD PLAN

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing the Committee with an up to date position as to progress on key actions/projects in regard to the Housing, Environment and Economic Development Department mid year performance review.

In this connection, it was noted that over the course of the coming seven months the following items would be considered by the Committee to support the strategic agenda moving forward. The list below was not intended to be exhaustive but to bring to the attention of Members the most significant issues that would arise for decision over the coming period. These matters would include:-

- Economic Development Strategy
- Stock Transfer selection of bidders
- New leisure facility – Clydebank
- Rationalisation of Community facilities/Pricing Structure
- Governance arrangements for Leisure Trust
- Review of Sustainable Development Strategy
- Progress on the Carbon Management Plan
- Departmental Financial Strategy
- CCTV in West Dunbartonshire
- Implementation of Phase 2 Alternative Week Collection

- Housing Maintenance DLO – Financial Performance/Use of Surplus
- Housing Improvement Plan – Progress Report
- Strategic Housing Investment Plan
- Local Housing Strategy

After discussion, the Committee agreed that the items outlined above and in paragraph 3.3. of the report would be submitted to the Housing, Environment and Economic Development Committee for decision by no later than June 2011.

NOTICE OF MOTION

Motion by Councillor Jim Bolla – Request to establish a Housing Sub-Committee

Councillor Bolla was heard in support of his motion to establish a Housing Sub-Committee, which was not seconded and, thereafter, asked that his dissent be recorded.

The meeting closed at 12.10 p.m.