

HOUSING, ENVIRONMENT AND ECONOMIC DEVELOPMENT COMMITTEE

At a Meeting of the Housing, Environment & Economic Development Committee held in the Education Centre, St. Margaret of Scotland Hospice, East Barns Street, Clydebank on Wednesday, 2 February 2011 at 10.00 a.m.

Present: Councillors Jim Bollan, Jim Brown, Gail Casey, William Hendrie, Jonathan McColl, Jim McElhill, Craig McLaughlin, William 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; Helen Turley, Head of Housing and Community Safety; Stuart Gibson, Estates Surveyor; Nigel Ettles, Principal Solicitor; and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

Apology: An apology for absence was intimated on behalf of Councillor Geoff Calvert.

Councillor William Hendrie in the Chair

CHAIR'S REMARKS

Prior to commencing with the business of the meeting, Councillor Hendrie, Chair, welcomed Helen Turley, Head of Housing and Community Safety, to her first meeting of the Committee.

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 Meeting of the Housing, Environment and Economic Development Committee held on 8 December 2010 were submitted and approved as a correct record.

VARIATION IN ORDER OF BUSINESS

Having heard Councillor Hendrie, Chair, the Committee agreed to vary the order of business as hereinafter minuted.

DEPUTATION BY REPRESENTATIVES FROM SILVERTON AND OVERTOUN COMMUNITY COUNCIL – LEASE OBLIGATIONS OF TENANT AT CROSSLET HOUSE, DUMBARTON

In terms of Standing Order 17(a), the Committee agreed to receive a deputation from Silverton and Overtoun Community Council in connection with the lease obligations of the tenant at Crosslet House.

Ms. R. Harvie spoke on behalf of Silverton and Overtoun Community Council and informed the Committee of the nature of her deputation, particularly with regard to the lease obligations of the tenant at Crosslet House.

Having heard the Estates Surveyor in further explanation, the Committee agreed to note that the Estates Surveyor would write to the tenant with regard to the repairs that were required on the property and this would include a timescale for these works to be carried out.

OVERTOUN HOUSE CHRISTIAN CENTRE, MILTON BRAE, MILTON

(a) Deputation

In terms of Standing Order No. 17, the Committee agreed to receive a presentation from Ms. R. Harvie, Silverton and Overtoun Community Council in respect of the matter of Overtoun House.

After discussion and having heard Ms. Harvie in answer to Members' questions, the Chair, Councillor Hendrie, on behalf of the Committee thanked Ms. Harvie for her informative presentation.

(b) Report by the Executive Director of Housing, Environmental and Economic Development

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update of progress in respect of the completion of the refurbishment and conversion works of Overtoun House by the tenants, Overtoun House Christian Centre, for the term 31 December 2009 to 31 December 2012.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in further explanation, it was agreed:-

- (1) to note that the Executive Director of Housing, Environmental and Economic Development would arrange to investigate the position with regard to the matter of insurance of the building and would, thereafter, write to Silverton & Overtoun Community Council with her response, with a copy of this also being provided to all Members of the Committee; and
- (2) otherwise to note progress on this matter and the continued monitoring of future progress.

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

MILLENNIUM LINK PROJECT, CLYDEBANK

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the current extent of negotiations with British Waterways Scotland (BWS), and reaffirming that authority be delegated to the Executive Director to conclude negotiations with BWS to return to them the Council's interest in the solum and navigation rights required to operate the canal.

The Committee agreed:-

- (1) to the transfer of the solum to BWS for a consideration of £1 with rights of access to the canal banks as agreed amongst all interested parties;
- (2) that authority be delegated to the Executive Director in conjunction with the Head of Legal, Administrative and Regulatory Services to conclude a license agreement with BWS in relation to access rights for the maintenance of the footbridge lifting gear;
- (3) to approve terms with the shopping centre owners on any access issues that impacted on their interest, subject to BWS undertaking to underwrite the owners/head tenants legal costs; and
- (4) to defer agreement of the maintenance obligations of the structures to the road bridges, pending agreement between the respective parties.

PURCHASE OF VACANT FIRST FLOOR PREMISES AND BACK COURT LAND AT 125 MAIN STREET, ALEXANDRIA

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to purchase the first floor premises as shown hatched in black and back court land cross hatched in black at 125 Main Street, Alexandria as shown on the attached plan from the Queen's and Lord Treasurer's Remembrancer (QLTR).

After discussion and having heard the Head of Housing and Community Safety in answer to a Member's question, the Committee agreed:-

- (1) that the Executive Director of Housing, Environmental and Economic Development be authorised to purchase the vacant first floor premises and back court area at 125 Main Street, Alexandria for £30,000 from the Housing Revenue Account (HRA) and that the property be transferred into the Council's Housing stock; 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.

FORMER SCOUT HALL, 104 EAST BARNES STREET, CLYDEBANK

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update following the Community consultation exercise undertaken by the Estates Section.

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

- (1) that the Executive Director of Housing, Environmental and Economic Development be authorised to offer the property to the two community groups/organisations; Clydebank (G81) Community Trust and His Family Church, Dumbarton, subject to a closing date, and to receiving terms for the purchase of the property;
- (2) that any subsequent sale of the property be to a party who has no outstanding financial obligations to the Council; and
- (3) that following the closing date, the Executive Director of Housing, Environmental and Economic development would report on the matter to a future meeting of the Housing, Environmental and Economic Development Committee for Members consideration.

ECONOMIC DEVELOPMENT STRATEGY 2011 – 2016

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval for the West Dunbartonshire Council Economic Development Strategy and Action Plan (attached as Appendix A to the report).

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in further explanation, the Committee agreed:-

- (1) to approve the West Dunbartonshire Economic Development Strategy;

- (2) to approve in principle the associated action plan activity subject to consultation with partners on determining timelines and resources for its delivery;
- (3) that a further report on the finalised action plan would be brought to the next meeting of the Committee;
- (4) that authority be delegated to the Executive Director of Housing, Environmental and Economic Development to implement the Economic Development Strategy;
- (5) that reports on progress in implementing the strategy/action plan are presented to the Committee annually; and
- (6) that a Business Day on the Economic Development Strategy, to which all Elected Members would be invited, would be held if possible before the next meeting of the Committee.

GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN DRAFT HOUSING NEED AND DEMAND ASSESSMENT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing of the publication and findings of the 'working draft' Glasgow and the Clyde Valley Housing Need and Demand Assessment (HNDA) and seeking agreement on a response to the document.

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 that Appendix 1 to the report would form the basis for the Council's response to the HNDA.

SURPLUS COUNCIL HOUSING STOCK: OWNERS UPDATE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the situation with the owner occupiers within surplus stock in relation to the Regeneration Fund that is set aside for this purpose in the Capital Programme for 2010/11.

Having heard the Head of Housing and Community Safety in answer to a Member's question, the Committee agreed to approve the purchase of the two remaining owner occupied properties within the identified development area of North Mountblow at an additional cost to the HRA Capital Programme of approximately £90,000.

HOUSING INSPECTION IMPROVEMENT PLAN PROGRESS REPORT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing of the department's progress towards the achievement of the outcomes of the Housing Inspection Improvement Plan which was agreed with the Scottish Housing Regulator in June 2010.

The Committee agreed to note the contents of this report.

WEST DUNBARTONSHIRE STRATEGIC HOUSING INVESTMENT PLAN 2011/12 – 2015/16

A report was submitted by the Executive Director of Housing, Environmental and Economic Development presenting the West Dunbartonshire Strategic Housing Investment Plan (SHIP) for 2011/12 – 2015/16 and seeking retrospective approval for the plan which was submitted to the Scottish Government prior to 30 November 2010.

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

- (1) to approve the proposals for the delivery of the SHIP 2011/12 - 2015/16 as contained in 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 the relevant stakeholders.

HOUSING REGENERATION MASTERPLANS – UPDATE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the progress of the first phase of housing regeneration masterplanning and feasibility studies, and seeking approval to postpone those proposed for the second phase.

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

TENANT SATISFACTION SURVEY UPDATE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development presenting the full results from a Tenant Satisfaction Survey carried out in October 2010 (Appendix 1 to the report).

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in answer to a Member's question, the Committee agreed:-

- (1) to note the results of the 2010 Tenant Satisfaction Survey, and further actions identified to improve satisfaction levels;
- (2) to note that the survey would be repeated in 2012 to allow changes in tenant satisfaction to be measured;
- (3) to note that greater emphasis would be placed on customer satisfaction through the introduction of the Scottish Social Housing Charter; and
- (4) to note that a report would be presented to a future meeting of the Committee making recommendations in terms of the details of the future engagement strategy.

FINANCIAL REPORT 2010/2011 TO 30 NOVEMBER 2010 (PERIOD 8)

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 30 November 2010 (Period 8).

The Committee agreed to note the contents of the report.

HOUSING REVENUE ACCOUNT 2010/2011 BUDGETARY CONTROL STATEMENT TO 30 NOVEMBER 2010 (PERIOD 8)

A report was submitted report 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 30 November 2010.

The Committee agreed to note the contents of the report.

HRA CAPITAL PROGRAMME 2010/2011 BUDGETARY CONTROL REPORT TO 30 NOVEMBER 2010 (PERIOD 8)

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 and allowing the Committee to monitor performance.

The Committee agreed to note the contents of this report.

HRA CAPITAL PLANNING

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the method that will be used to deliver the HRA Capital Programme up to 2015.

Having heard the Executive Director of Housing, Environment and Economic Development in answer to a Member's question, the Committee agreed:-

- (1) to note the future approach to planning and procurement of the Housing Capital programme; and
- (2) to note that reports would be brought to the Committee on an annual basis detailing progress towards achieving the Scottish Housing Quality Standard.

The meeting closed at 11.02 a.m.