

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 October 2010 at 10.05 a.m.

Present: Councillors Jim Bolla, Jim Brown, Geoff Calvert, Gail Casey, William Hendrie, Jonathan McColl*, Jim McElhill, Craig McLaughlin, William McLaughlin and John Millar.

*Arrived later in the meeting.

Attending: Elaine Melrose, Executive Director of Housing, Environmental and Economic Development; Terry Lanagan, Executive Director of Educational Services; Ronald Dinnie, Head of Neighbourhood Services; Jim McAloon, Head of Regeneration and Economic Development; Jim Pow, Manager of Finance, Housing, Environment and Economic Development Department; Fin McElhinney, Stock Transfer Project Manager; Sally Michael, Principal Solicitor; and Scott Kelly, Committee Officer, Legal, Administrative and Regulatory Services.

Also

Attending: Donna Milton, Managing Director, Arneil Johnston.

Councillor William Hendrie in the Chair

DECLARATION OF INTEREST

Councillor McElhill declared a non-pecuniary interest in the item under the heading 'Stock Transfer Packages', being a member of both the Clydebank Housing Association and the Dalmuir Park Housing Association.

MINUTES OF PREVIOUS MEETING

The Minutes of Meetings of the Housing, Environment and Economic Development Committee held on 4 August 2010 were submitted and approved as a correct record.

ALTERNATE WEEKLY WASTE COLLECTION SYSTEM – PHASE 1: IMPLEMENTATION APPRAISAL AND PHASE 2 IMPLEMENTATION PLAN

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on Phase 1 of the implementation of the alternate weekly collection (AWC) system and reporting on the key findings of an appraisal report on the performance of Phase 1.

After discussion and having heard the Head of Neighbourhood Services in further explanation and in answer to a question from Councillor Bolla, the Committee agreed:-

- (1) to note the successful implementation of Phase 1 of the alternate weekly collection system and the positive impact made on the Council's waste recycling and waste diversion performance and to congratulate all staff involved in the process;
- (2) to note that the AWC Phase 1 planning, communication and implementation process will be utilised for Phase 2 of the project, commencing in December 2010; and
- (3) that the Head of Neighbourhood Services should investigate the payment of fees for the uplift of garden waste by those residents in the New Bonhill area who had not been provided with garden waste bins.

Note: Councillor J. McColl entered the meeting during consideration of this item.

WINTER MAINTENANCE STRATEGY 2010/11

A report was submitted by the Executive Director of Housing, Environmental and Economic Development apprising of the Council's statutory obligations under Section 34 of the Roads (Scotland) Act 1984 and seeking approval of the Winter Maintenance Strategy – 2010/11 which was appended to the report.

Following discussion and having heard the Executive Director of Housing, Environmental and Economic Development and the Head of Neighbourhood Services in answer to Members' questions, the Committee agreed:-

- (1) to note the Council's obligations in relation to section 34 of the Roads (Scotland) Act 1984;
- (2) to agree to treat footways during normal working hours through periods of adverse weather conditions;
- (3) to approve the winter maintenance strategy;
- (4) that a Briefing Note should be sent to elected Members providing details of the Scottish Government's contingency plan for the alternative supply of salt in the event of severe weather conditions; and

- (5) that the Housing, Environmental and Economic Development Department should liaise with the Corporate Communications Section to determine how best to publicise the location of grit bins and the availability of salt supplies to members of the public.

ACHIEVING THE ABOLITION OF PRIORITY NEED TARGET

A report was submitted by the Executive Director of Housing, Environmental and Economic Development making recommendations to ensure that the 100% target is met in West Dunbartonshire from 1 December 2010, some two years in advance of the Scottish Government's 2012 target, in respect of the abolition of the priority need test for homeless people.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in answer to questions from Councillor C. McLaughlin,

The Committee agreed:-

- (1) to note the progress to date towards achieving the Scottish Government's 2012 homelessness target and to congratulate all staff involved;
- (2) that from December 1st 2010, all applicants who are assessed as homeless, regardless of age and vulnerability would be considered to be in priority need;
- (3) to note that by implementing this proposal West Dunbartonshire would have achieved the Scottish Government's 2012 homelessness target some two years in advance of the prescribed date; and
- (4) to note that a report on the temporary accommodation strategy would be submitted to the next meeting of the Committee.

TENANTS' COMMUNICATION STRATEGY

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval of the Tenants' Communication Strategy.

The Committee agreed to approve the Tenants' Communication Strategy and associated Action Plan.

JANITORIAL SERVICE – EFFICIENCY SAVINGS ON WEEKEND SECURITY CHECKS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the rationale of implementing savings in janitorial services through the reduction in weekend security checks in schools as requested at the August 2010 meeting of Council.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development and the Head of Neighbourhood Services in answer to questions from Members, the Committee agreed:-

- (1) to the Executive Director of Housing, Environmental and Economic Development continuing with Trades Union negotiation to remove Saturday security checks and achieve the desired savings; and
- (2) to acknowledge that a wider review was required of the janitorial and facilities management service and that this review should be informed by consultation with key customers.

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

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).

Having heard the Executive Director of Housing, Environmental and Economic Development in explanation, 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 forward setting out the timescale for implementing the preferred ICT option once the tender had been agreed by the Tendering Committee.

HRA CAPITAL PROGRAMME 2010/2011 BUDGETARY CONTROL REPORT TO 31 AUGUST 2010 (PERIOD 5)

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.

The Committee agreed to note the contents of the report.

HOUSING REVENUE ACCOUNT 2010/2011 BUDGETARY CONTROL STATEMENT TO 31 AUGUST 2010 (PERIOD 5)

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 August 2010.

The Committee agreed to note the contents of the report.

FINANCIAL REPORT 2010/2011 TO 31 AUGUST 2010 (PERIOD 5)

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 August 2010 (Period 5).

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in answer to a question from Councillor Calvert, the Committee agreed to note the contents of the report.

LEISURE TRUST OPTIONS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development and the Executive Director of Educational Services providing various options for consideration relating to the establishment of a leisure trust in West Dunbartonshire and outlining recommendations in this regard.

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

- (1) the package of services for a trust model as highlighted in option 2 in paragraph 3.12.2 of the report which was considered to offer the greatest overall benefit to the Council and to the communities it serves;
- (2) to delegate authority to the Executive Director of Housing, Environmental and Economic Development in consultation with other departments to progress arrangements for the development of a leisure trust in line with (1) above;
- (3) to the provision of development funding to the sum of £130,000 from the service delivery modernisation fund;
- (4) to note the projected timeline as outlined in paragraph 3.15 of the report in relation to the development of a leisure trust model;
- (5) to note the involvement and support necessary from staff across various service areas for the development of a successful leisure trust model; and
- (6) that a report outlining the governance options for the leisure trust should be submitted to a future meeting of the Committee.

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

STOCK TRANSFER PACKAGES

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the outcome of the option appraisal of the stock transfer packages arising from the Partial Housing Stock Transfer strategy and seeking approval of proposed packages to facilitate delivery of the strategy.

Councillor Hendrie, seconded by Councillor McElhill, moved:-

That the Committee agrees to approve the recommendations of the report (as detailed below):-

- (1) to approve the Stock Transfer Package areas of Vale of Leven, Dumbarton, Clydebank East and Clydebank West;
- (2) to note that the Executive Director of Housing, Environmental and Economic Development will bring forward specific and final recommendations for inclusion of additional addresses prior to the submission of Business plan proposals by RSLs in spring 2011, if required to achieve a neutral valuation;
- (3) to approve the retention of the housing stock at Colquhoun Road;
- (4) to approve the retention of the housing stock at Freelands Crescent;
- (5) to approve the retention of the housing stock at Craig Avenue; and
- (6) to approve the retention of the housing stock at the 3 sheltered housing complexes at Gray Street, Manse Garden, and Melfort Avenue.

Following discussion and having heard the Stock Transfer Project Manager and Ms Milton in answer to Members' questions, as an amendment, Councillor Calvert, seconded by Councillor Millar, moved:-

This Committee does not agree the Stock Transfer packages as outlined in the report since to do so would be a clear breach of the commitments given to tenants by this SNP Administration that any tenant ballot would be local and tenant led.

This Committee does not support the inclusion of additional addresses to the list of properties already agreed by Committee in order to make a Package financially more attractive to potential bidders. The present list of properties was only agreed after strenuous analysis and on recommendations from Consultants that the proposed list gave the Council the optimum chance to achieve the Scottish Housing Quality Standard (SHQS) 2015 for all its stock and not just stock being transferred. The addition of more Green and Amber properties to a package to attract bidders can only be to the detriment of the Council's ability to achieve the SHQS 2015 for its remaining properties.

This Committee agrees the retention of stock at Colquhoun Road, Freelands Crescent, Craig Avenue and the three sheltered housing complexes at Gray Street, Manse Gardes and Melfort Avenue.

The Executive Director of Housing, Environmental and Economic Development and Ms Milton then answered further questions from Members.

On a vote being taken, 4 Members voted for the amendment and 6 for the motion which was accordingly declared carried.

The meeting closed at 11.35 a.m.