

## **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, 7 March 2012 at 10.00 a.m.

**Present:** Councillors Jim Bolla, Jim Brown, Gail Casey, William Hendrie, David McBride, Jonathan McColl, Jim McElhill, Craig McLaughlin, Willie McLaughlin and Martin Rooney.

**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, Team Leader – Assets and Estates; John Kerr, Housing Strategy Manager; Michael McGuinness, Economic Development Manager; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

### **Councillor William Hendrie in the Chair**

#### **DECLARATIONS 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 MEETINGS**

**(a) Ordinary Meeting held on 11 January 2012**

The Minutes of the Ordinary Meeting of Committee held on 11 January 2012 were submitted and approved as a correct record.

**(b) Special Meeting held on 15 February 2012**

The Minutes of the Special Meeting of Committee held on 15 February 2012 were submitted and approved as a correct record.

#### **FLOOD RISK MANAGEMENT**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the implementation of the Flood Risk Management (Scotland) Act 2009 and the progress to date with respect to the

development and implementation of flood prevention measures within West Dunbartonshire.

Having heard the Head of Neighbourhood Services in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the impact of the implementation over time of the Flood Risk Management (Scotland) Act 2009;
- (2) to approve the proposals to develop the Gruggies Burn Flood prevention scheme, investigate erosion on the River Leven, the development of a scheme of assistance to at risk residents;
- (3) that a detailed report outlining proposals for the scheme of assistance be brought to a future meeting of the Committee; and
- (4) further improve maintenance of the water courses for the purpose of reducing the overall risk of flooding within West Dunbartonshire.

### **BUSINESS GATEWAY SERVICE DELIVERY**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval for the new proposed delivery model for the Business Gateway service from 1 October 2012 – 30 September 2017.

The Head of Regeneration and Economic Development advised that since drafting the report correspondence had been received from East Dunbartonshire Council advising of their intent to deliver the service directly within the East Dunbartonshire area subject to Committee approval due on 20 March 2012.

Having heard officers in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve option 1, detailed within the report, as the new Business Gateway service delivery model for the West Dunbartonshire area given the intention of East Dunbartonshire Council as previously noted;
- (2) that delegated authority be given to the Executive Director of Housing, Environmental and Economic Development to amend the wording of the aforementioned recommendation, as appropriate, once a decision from East Dunbartonshire Council had been received on its involvement in the delivery model for the Business Gateway service;
- (3) that delegated authority be given to the Executive Director of Housing, Environmental and Economic Development to negotiate and agree appropriate disaggregation of the Business Gateway budget for Helensburgh & Lomond District with Argyll & Bute Council and, if appropriate, East Dunbartonshire Council; and

- (4) that delegated authority be given to the Executive Director to proceed with procurement of services as above or consistent with 3.6 of the report, subject to formal notification by East Dunbartonshire Council following the meeting on 20 March 2012.

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

### **PROPOSED DISPOSAL OF HOWATSHAWS HALL, 58 HOWATSHAWS ROAD, BELLSMYRE, DUMBARTON**

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

- (1) advising on the outcome of negotiations with Bellsmyre Development Trust; and
- (2) seeking consent to dispose of Howatshaws Hall to the Bellsmyre Development Trust.

Having heard the Executive Director of Housing, Environmental and Economic Development and the Team Leader – Assets and Estates in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that authority be delegated to the Executive Director of Housing, Environmental & Economic Development to conclude negotiations with Bellsmyre Development Trust to dispose of the property and adjoining footprint of land for £1 (One Pound); and
- (2) that authority be delegated to the Head of Legal, Democratic and Regulatory to conclude the transaction subject to such legal conditions that are considered appropriate.

### **CUSTOMER SATISFACTION STRATEGY**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the development and implementation of a Customer Satisfaction strategy within Housing and Community Safety Services.

Having heard officers in answer to Members' questions, the Committee agreed:-

- (1) to approve the Customer Satisfaction Strategy;
- (2) that authority be delegated to the Executive Director of Housing, Environmental & Economic Development to ensure the effective implementation of the strategy; and

- (3) that a report on the outcomes be provided to the Committee on a six monthly basis.

### **BENEFITS GENERATED TO HOUSING REVENUE ACCOUNT - OUTCOME OF CONSULTATIONS WITH WEST DUNBARTONSHIRE TENANTS AND RESIDENTS ORGANISATION**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the outcome of discussions with the West Dunbartonshire Tenants and Residents Organisation (WDTRO) on how to utilise the benefits generated to the Housing Revenue Account following Council's decision to set an operating surplus target for the Housing Maintenance Trading Account at 5% of turnover with effect from 1 April 2012.

Having heard the Executive Director of Housing, Environmental and Economic Development in answer to Members' questions, the Committee agreed the proposed Planned Maintenance Programme for 2012/13, detailed in Appendix 1 of the report.

### **WEST DUNBARTONSHIRE COUNCIL'S TEMPORARY ACCOMMODATION STRATEGY**

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

- (a) providing information on the draft of West Dunbartonshire's Temporary Accommodation Strategy prior to wider consultation with partners, customers and other interested parties; and
- (b) seeking approval for the establishment of a supported accommodation project in Ashton View, Westcliff.

Having heard officers in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note and approve the draft Temporary Accommodation Strategy;
- (2) that within the draft strategy, consideration be given to a timeline for use of temporary accommodation;
- (3) that authority be delegated to the Executive Director of Housing, Environmental & Economic Development to consult wider on the draft strategy with a view to reporting back to a future Housing, Environment and Economic Development Committee in 2012;
- (4) to approve the establishment of the pilot supported accommodation project in Ashton View including that establishment costs are allocated from an element of the projected HMTO surplus in the General Fund for 2012/13;

- (5) to note that there will be no net increase in homeless units in Ashton View; and
- (6) that a further report on progress and success of the project, as described in 3.9.4 of the report; be brought to a future meeting of the Committee.

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

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

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 further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that a further progress report be brought to the next meeting of the Committee; and
- (2) to note the contents of the report.

### **INFRASTRUCTURE INVESTMENT PLAN**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an overview of infrastructure requirements for the major regeneration sites within West Dunbartonshire.

Having heard the Head of Regeneration and Economic Development in answer to Members' questions, the Committee agreed to note the contents of the report.

### **NEW COUNCIL HOUSE BUILDING**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the progress made towards building 75 new Council homes following the recent successful application made to the Scottish Government's Innovation and Investment Fund.

Having heard the Head of Housing & Community Safety and Housing Strategy Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that a report on the project costs be brought to the Committee as part of a regular project monitoring exercise as the projects progressed; and
- (2) that a report on the development of the site at Valeview Terrace, Bellsmyre be brought to a future meeting of the Committee.

**HOUSING INSPECTION IMPROVEMENT PLAN PROGRESS  
REPORT/BENCHMARKING OF KEY PERFORMANCE INDICATORS  
2010/2011**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the progress made 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 the report.

**HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2011/12 BUDGETARY  
CONTROL REPORT TO 31 JANUARY 2012 (PERIOD 10)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the progress of the Housing Revenue Account (HRA) Capital Programme 2011/2012.

The Committee agreed to note the contents of the report.

**HOUSING REVENUE ACCOUNT 2011/12 BUDGETARY CONTROL STATEMENT  
TO 31 JANUARY 2012 (PERIOD 10)**

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 January 2012.

The Committee agreed to note the contents of the report.

**FINANCIAL REPORT 2011/2012 TO 31 JANUARY 2012 (PERIOD 10)**

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 January 2012 (Period 10).

The Committee agreed to note the contents of the report.

**EXCLUSION OF PRESS AND PUBLIC**

The Committee approved the undernoted Resolution:-

“In terms of Section 50 (A) of the Local Government (Scotland) Act, 1973 that the press and public be excluded from the remainder of the meeting as the following item of business involved the likely disclosure of exempt information as defined in Paragraphs 6 and 13 of Part 1 of Schedule 7A to the Act.”

### **RELOCATION OF LEASEHOLDER: MITCHELL WAY REDEVELOPMENT SITE (CONFIDENTIAL REPORT)**

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

- (a) providing an update on the progress towards marketing the Mitchell Way Redevelopment Site; and
- (b) seeking approval to spend an allocation from the General Services Capital Budget, to cover costs that may be incurred in the relocation of a long term leaseholder's business.

The Committee agreed:-

- (1) to note the progress made towards marketing land within and adjacent to Mitchell Way, Alexandria;
- (2) to support expenditure as detailed in paragraph 5.1 of the report from the Local Economic Development Budget within the Council's General Services Capital Plan, to cover costs that will be incurred in the relocation of a long term leaseholder; and
- (3) to note that a further report would be submitted to the first available Committee upon receipt of bids, informing of the selected preferred bidder for the Mitchell Way development and outlining the process to be followed to gain final Committee approval for the sale or ground lease of the development opportunity.

### **CHAIR'S REMARKS**

The Chair, Councillor Hendrie, informed the Committee that as this was the last meeting of the Housing, Environmental and Economic Development Committee under the present Council, he would like to take the opportunity to thank Members for attending meetings and for their scrutiny.

The meeting closed at 11.45 a.m.