

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

At a Meeting of the Housing, Environment & Economic Development Committee held in Meeting Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 11 January 2012 at 2.08 p.m.

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

**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; Raymond Walsh, Network Management Services Co-ordinator; 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 2 November 2011**

The Minutes of the Ordinary Meeting of Committee held on 2 November 2011 were submitted and approved as a correct record subject to the undernoted correction:-

With reference to the item under the heading "Homeless Temporary Accommodation" (Pages 3964/65 refer) that paragraph (1) be amended to read "to approve the development of the pilot project at 28 Ashton View subject to, community consultation taking place and that a further report would be submitted to a future meeting of the Committee for consideration;".

**(b) Special Meeting held on 19 December 2011**

The Minutes of the Special Meeting of Committee held on 19 December 2011 were submitted and approved as a correct record.

### CHAIR'S REMARKS

Prior to commencing with the business of the meeting, Councillor Hendrie, Chair, advised the Committee that an update on the recent storm and its impact on the West Dunbartonshire area would be provided by the Executive Director of Housing, Environmental and Economic Development.

In this respect, relevant officers were heard in elaboration of the damage which occurred to properties, structures, schools, roads and flood defences in the area, the nature of the response that was given by staff and the position to date, including insurance.

It was noted that the Executive Director of Housing, Environmental and Economic Development:-

- (1) would provide Members with a Briefing Note giving more detailed information on the various issues involved;
- (2) had informed Members that a review of the communications system would take place and that an update regarding this would be provided to Members in due course; and
- (3) would provide Members of the Clydebank Waterfront area with an update on the position with regard to Yokerburn Terrace, Clydebank.

The Committee agreed to commend all staff involved for their hard work and efforts during this very challenging time.

### SCOTTISH HOUSING REGULATOR - CONSULTATION ON THE REGULATION OF SOCIAL HOUSING IN SCOTLAND

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing details of West Dunbartonshire Council's recent response to the Scottish Housing Regulator consultation document - 'Consultation on the Regulation of Social Housing in Scotland'.

Having heard the Head of Housing and Community Safety in answer to Members' questions, the Committee agreed:-

- (1) to note the consultation response, attached as Appendix 1 to the report, to the Scottish Housing Regulator's consultation on the regulation of social housing in Scotland;
- (2) to note the consultation response sent to the Scottish Housing Regulator on the 25 November 2011;

- (3) that where there is a consultation within the remit of the Housing, Environment and Economic Development Committee and insufficient time to table a report to the Committee for approval, that the report should be subject to consultation with the Leader, the Leader of the Opposition, the Convener and the Member of the Scottish Socialist Party sitting on the Committee. It was also noted that it would still be possible to submit the report to Council for approval; and
- (4) that the Executive Director of Housing, Environmental & Economic Development would submit a report on the introduction of the Scottish Social Housing Charter before April 2012.

### **NEW COUNCIL HOUSE BUILDING**

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

- (a) providing details 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;
- (b) advising on the need for an innovative approach to the procurement of newbuild council housing; and
- (c) seeking approval for the adoption of the procurement options detailed in Section 3 of the report.

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

- (1) that Cube be appointed as Developer/Project Manager for the Miller Road, Haldane development of 15 new build council houses with Crudens and Mast providing the construction and design services under a design and build contract with Cube;
- (2) that Willmott Dixon/Robertsons be appointed as design and build contractor utilising the SCAPE framework for the construction of 24 new build council houses at Granville Street, Clydebank;
- (3) that Willmott Dixon/Robertsons be appointed as design and build contractor utilising the SCAPE framework for the construction of 36 new build council houses at Valeview, Bellsmyre, Dumbarton subject to agreement on the acquisition of the land and the intellectual property in the existing design and development documentation; and
- (4) to note that the project costs will be reported to the Committee as part of a regular project monitoring exercise as the projects progress.

**EXTENSION OF THE EXISTING PARK AND RIDE FACILITY, SWINDON STREET, DALMUIR, CLYDEBANK**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval for the extension of the existing Park and Ride facility in Swindon Street, Dalmuir, Clydebank.

Having heard the Network Management Services Co-ordinator in answer to Members' questions, the Committee agreed to continue consideration of this item to a future meeting to allow for further consultation with local residents to take place.

**PROPOSED ACQUISITION OF GROUND FOR THE EXTENSION OF KILMARONOCK CEMETERY, BY GARTOCHARN**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval for the acquisition of 3,031 sqm (0.75 acres) of ground at Kilmarnock Church, Old Military Road, by Gartocharn to extend the existing cemetery.

Having heard the Executive Director of Housing, Environmental and Economic Development in elaboration of the report, the Committee agreed:-

- (1) that authorisation be given to the Executive Director of Housing, Environmental & Economic Development to conclude negotiations with Mr. James Caldwell for the acquisition of 3,031 sqm of ground at Kilmarnock Church for £1,500 together with legal costs of up to £500 and development costs of £80,000 as part of the capital programme for 2013/14; and
- (2) that authorisation be given to the Head of Legal, Democratic and Regulatory Services to conclude the transaction subject to such legal conditions that are considered appropriate.

**PROPOSED ESTABLISHMENT OF A COMMUNITY ALLOTMENT AND GARDEN SITE AT ABBEYLANDS ROAD, FAIFLEY**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing details of a proposal to establish a Community Allotment and Garden site at Abbeylands Road, Faifley and seeking approval for the associated lease of land.

The Committee agreed:-

- (1) to the development of a 30 year lease agreement between Faifley Community Allotment Society and West Dunbartonshire Council for the land, shown hatched on Appendix A to the report, at the sum of £1 per annum; and

- (2) that authority be given to the Executive Director of Housing, Environmental & Economic Development and the Head of Legal, Democratic and Regulatory Services to conclude lease arrangements with the Faifley Community Allotment Society.

### **PROCUREMENT OF REPLACEMENT ROADS WINTER MAINTENANCE VEHICLES**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to procure replacement Roads Winter Maintenance vehicles through the Scotland Excel framework agreement for heavy vehicles, and to initiate a tendering exercise through Sector Treasury Services for the provision of vehicle leasing facilities.

The Committee agreed:-

- (1) that replacement Roads Winter Maintenance Vehicles be procured through the Scotland Excel framework agreement for heavy vehicles at an estimated cost of £450,000; and
- (2) that Sector Treasury Services be used to perform a tendering exercise for an appropriate leasing agreement.

### **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 the progress in the development of the Common Housing Register (CHR) in partnership with local Registered Social Landlords (RSLs).

After discussion, the Committee agreed:-

- (1) to note the progress to date in the development of the Common Housing Register;
- (2) to note that all partners had signed up to the Joint Working agreement; and
- (3) that a further report on progress to date and setting out the timescales for implementation of the Common Housing Register be brought to the next meeting of Committee.

## **WEST DUNBARTONSHIRE LOCAL HOUSING STRATEGY 2011 – 2016**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development presenting the final version of the West Dunbartonshire Local Housing Strategy (LHS) and advising that it was submitted on schedule to the Scottish Government on 29 November 2011.

The Committee agreed to note the contents of the final version of the Local Housing Strategy 2011-2016.

## **ALTERNATE WEEKLY COLLECTION SYSTEM - PHASE 2 IMPLEMENTATION APPRAISAL AND HOUSEHOLDER SATISFACTION RESULTS**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on the successful implementation of Phase 2 of the alternate weekly collection (AWC) system in Clydebank and surrounding areas and reporting the key findings of an independent service appraisal report and a householder satisfaction survey.

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

- (1) to thank all staff involved in the successful implementation of the alternate weekly waste collection systems, and
- (2) to otherwise note the contents of the report.

## **HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2011/12 BUDGETARY CONTROL REPORT TO 30 NOVEMBER 2011 (PERIOD 8)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the progress of the HRA Capital Programme 2011/2012 and to allow the Committee to monitor performance.

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.

## **HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2011/2012 BUDGETARY CONTROL REPORT TO 30 NOVEMBER 2011 (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 Revenue Account (HRA) to the period ended 30 November 2011.

The Committee agreed to note the contents of the report.

**FINANCIAL REPORT 2011/2012 TO 30 NOVEMBER 2011 (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 2011 (Period 8).

The Committee agreed to note the contents of the report.

**NOTICE OF MOTION**

**Motion by Councillor James Bollan – Decision Not to Install Domestic Appliance (Washing Machine) in Furnished Homeless Units**

The Committee agreed:-

- (1) that a review would be carried out of the cost saving decision to not install a washing machine in furnished homeless units used to temporarily house single homeless people; and
- (2) that a report be submitted to the next meeting of the Committee with recommendations on how to secure Council property in our temporary homeless units.

**VALEDICTORY**

The Chair, Councillor Hendrie, informed the Committee that this was the last meeting of this Committee which Councillor Calvert would attend as he had intimated his intention to resign from the Council with effect from 27 January 2012. On behalf of the Housing, Environment and Economic Development Committee, Councillor Hendrie thanked Councillor Calvert for all his hard work, dedication and commitment to the Committee and wished him well.

The meeting closed at 3.00 p.m.