

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

At a Special Meeting of the Housing, Environment & Economic Development Committee held in Meeting Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 15 February 2012 at 12.10 p.m.

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

**Attending:** Elaine Melrose, Executive Director of Housing, Environmental and Economic Development; Helen Turley, Head of Housing and Community Safety; John Kerr, Housing Strategy Manager; Sarah Ward, Stock Transfer Project Development Officer; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

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

**Councillor William Hendrie in the Chair**

### **DECLARATIONS OF INTEREST**

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

### **STOCK TRANSFER – BUSINESS PLAN ASSESSMENT**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development detailing the outcome of the assessment of the business plans from potential stock transfer receiving landlords.

After lengthy discussion, during which officers were heard in further explanation of the report and in answer to Members' questions, Councillor C. McLaughlin, seconded by Councillor J. McColl moved:-

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

- (1) approve the nomination of Cordale Housing Association as the stock transfer receiving landlord for package area 1 - Vale of Leven;

- (2) approve the nomination of Dalmuir Park Housing Association as the stock transfer receiving landlord for package area 3 - Clydebank West;
- (3) approve the nomination of Clydebank Housing Association as the stock transfer receiving landlord for package area 4 - Clydebank East;
- (4) delegate authority to the Executive Director of Housing, Environmental and Economic Development to pursue Option C regarding package 2 (Dumbarton); and
- (5) that a report be brought to a future Committee detailing the outcome of (4) above.

In addition, the Committee agrees to reaffirm the Council's commitment to stock transfer and bringing our housing stock up to the Scottish Housing Quality Standard (SHQS).

That it is right and proper to give our tenants a choice on their future landlord in a ballot in September 2012.

That this Council believes that our tenants will vote yes to stock transfer in that ballot as it will be in their best interests, both those who would transfer and those who would remain with the Council.

As an amendment, Councillor McBride, seconded by Councillor Bollan moved:-

That the Committee agrees:-

To note the SNP Partial Stock Transfer Policy began with a commitment of small scale local tenant led transfers. Local communities were told by this Administration that they would choose the proposed new landlord and were promised this would lead to regeneration of our communities. It is clear these promises and commitments to tenants have been broken. The proposals are neither tenant led nor have they had any input on who the proposed landlords should be.

The outcome of the Stock Transfer of Assessment of the Business Plans has highlighted the failure of the Administration's policy. Not only have the SNP Council failed to receive a workable business plan for the four areas, one has no commitment to regeneration and the other two only modest promises over five years.

It is clear this failed policy has held back the Council's progress on achieving the Scottish Housing Quality Standard (SHQS) for our properties and it is now time for the Council to proceed with plans to do so immediately.

The Committee therefore decides to reject the partial stock transfer policies and agree that West Dunbartonshire Council should retain and improve its stock to reach SHQS. This should be funded through rent remodelling and we instruct the Executive Director of Housing, Environmental and Economic Development to bring a report to the first available Council Meeting or the Housing, Environment and Economic Development Committee on all the financial and practicable issues related to this.

On a vote being taken, 3 Members voted for the amendment and 5 for the motion which was accordingly carried.

The meeting closed at 1.50 p.m.