

Motherwell, 2 November 2017 at 2 pm.

A Meeting of the ENTERPRISE AND HOUSING COMMITTEE

PRESENT

Councillor Graham, Convener; Councillor Carson, Vice-Convener; Councillors Anderson, Barclay, Burgess, Burrows, Carragher, Cochrane, M. Coyle, S. Coyle, Curran, Doolan, Douglas, Encinias, Fannan, Farooq, Feeney, Fotheringham, Goldsack, Gourlay, Hogg, C. Johnston, Jones, Kelly, Logue, MacGregor, McLaren, O'Rourke, Pettigrew, Reddin, Roarty, Shields, Stocks, Stubbs, Alan Valentine and Weir.

CHAIR

Councillor Graham (Convener) presided.

IN ATTENDANCE

The Assistant Chief Executive (Enterprise and Housing Resources); Head of Business, Housing Property and Projects; Head of Enterprise and Place; Joint Acting Heads of Housing Solutions; Business Finance Manager; Place and Planning Manager, and Democratic Services Manager.

APOLOGIES

Councillors Beveridge, Cameron, and Currie.

Prior to the commencement of business, the Convener intimated that there would be an additional item of business as detailed in paragraph 32.

DECLARATIONS OF INTEREST IN TERMS OF THE ETHICAL STANDARDS IN PUBLIC LIFE ETC. (SCOTLAND) ACT 2000

1. Councillor O'Rourke, due to his membership on the Board of Mears, declared an interest in (1) paragraphs 20 and 21 "Contracts for Approval – Gas Heating Replacement 2017/2018 and Electrical Heating Replacement 2017/2018", and (2) paragraph 23 "Contract for Noting – Footpaths and Associated Works 2017/2018" and took no part in the consideration thereof.

Councillor Fotheringham, due to her membership of Wishaw Housing Association, declared an interest in paragraph 4 "Strategic Housing Investment Plan (SHIP) 2018/19-2022/23" and took no part in the consideration thereof.

"OUR AMBITION – UPDATE"

2. The Convener intimated that all elected Members had previously heard the presentation by the Assistant Chief Executive (Enterprise and Housing Resources) and proposed that the Committee not hear the presentation, which was agreed.

2018/19 REVENUE ESTIMATES (HRA)

3. With reference to paragraph 4 of the Minute of the Special Meeting of North Lanarkshire Council held on 23 February 2017 when, inter alia, the average weekly rental had been increased by 3% to £61.06

for 2017/2018, there was submitted a report by the Assistant Chief Executive (Enterprise and Housing Resources) setting out the position in relation to the Housing Revenue Account for 2018/19.

Thereon, the Convener proposed that consideration of the report be continued to the meeting of North Lanarkshire Council scheduled to take place on 14 December 2017.

Decided: that consideration of the report be continued to the meeting of North Lanarkshire Council to be held on 14 December 2017.

Councillor Fotheringham, by virtue of her membership of Wishaw Housing Association, having declared an interest in the following paragraph took no part in its consideration.

STRATEGIC HOUSING INVESTMENT PLAN (SHIP) 2018/19 – 2022/23

4. With reference to paragraph 4 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 18 August 2016, there was submitted a report by the Acting Joint Head of Housing Solutions seeking approval for projects to be included within the next Strategic Housing Investment Plan (SHIP) 2018/19-2022/23 which had been submitted to the Scottish Government by the deadline of 27 October 2017, subject to Committee approval, (1) outlining the background to, and the need for, the SHIP being prepared and submitted to the Scottish Government in accordance with the published guidance; (2) advising that a number of previously approved projects were due to progress during the period 2018/19-2022/23 and were included within the SHIP, as set out in Appendix 1 to the report; (3) intimating that new projects proposed for inclusion within the SHIP for the period 2018/19-2022/23 were detailed within Appendix 2 of the report; (4) noting that the inclusion of projects within the Affordable Housing Supply Programme were subject to project viability, available funding and approval by the Scottish Government, and (5) indicating (a) that the projects highlighted within the appendices to the report accounted for approximately 1,700 new affordable homes, requiring an estimated £120m of subsidy, which was in line with the resource allocation, including an allowance for slippage, and (b) that the Affordable Housing Supply Programme was subject to ongoing review to reflect available resources and necessary changes to the approved programme.

Decided:

- (1) that the projects previously approved that had been included within the new SHIP as highlighted within Appendix 1 to the report be noted;
- (2) that new projects for inclusion within the SHIP, as set out in Appendix 2 to the report and Section 3 of the report, be approved;
- (3) that it be noted that the SHIP had been submitted to the Scottish Government by the due date of 27 October 2017, subject to Committee approval, and
- (4) that the report be otherwise noted.

1-103 AND 2-204B MILLCROFT ROAD, CUMBERNAULD

5. With reference to paragraph 7 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 2 February 2017 when, *inter alia*, (1) the proposed development of a strategy to address the long-term lack of maintenance and disrepair of the flats at Millcroft Road, Cumbernauld had been noted; (2) proposals to further explore the re-provisioning option as the preferred way forward had been approved, and (3) the proposed way forward would be subject to a further report to a future meeting of the Committee, following consultation with owners and all relevant stakeholders, there was submitted a report by the Joint Acting Head of Housing Solutions providing details of the outcome of the recent consultation exercise carried out with owners of the properties at 1-103 and 2-204B Millcroft Road, Cumbernauld (a) detailing the various ways that all owners and

residents affected had been consulted to inform them of the options being considered and seeking their views on the proposals and preferences, and (b) proposing that on the basis that the majority of owners were supportive of the re-provisioning option, (A) Sanctuary Scotland Housing Association (Sanctuary) would initially commence negotiations with the resident owners of the flats to attempt to buy back their properties, after which negotiations would take place with the other owners to acquire their properties on a voluntary basis; (B) that representatives of Sanctuary and Officers of the Council would visit all tenants to offer advice and assistance regarding their future housing options; (C) that as it was highly unlikely that all owners would agree to sell by negotiation, and in order to avert any delay to the proposals to demolish the flats, a Compulsory Purchase Order (CPO) be sought, under the provisions of the Housing (Scotland) Act 1987, to acquire by compulsory means all flats within the blocks at 1-103 Millcroft Road (odd numbers), and 2-204B Millcroft Road (even numbers); (D) that, further to the confirmation of a CPO, the Council would transfer the flats to Sanctuary for demolition, allowing new social rented properties to be developed on the cleared site; (E) to enter into a Minute of Agreement with Sanctuary, in relation to the proposed CPO process, to regulate the reimbursement to the Council of the costs of compensation in relation to the CPO, and (F) that, in the event that the CPO was confirmed by the Scottish Government, the transfer to Sanctuary of the property interests acquired be governed in terms of the CPO, with all costs incurred by the Council in relation to the CPO process, including the costs of any public local enquiry, being met by the Council.

Decided:

- (1) that the outcome of the consultation with owners regarding the demolition proposals be noted;
- (2) that the making of a Compulsory Purchase Order (CPO) in respect of the property interests required, whilst noting that Sanctuary would also commence a negotiated acquisition process with owners, be approved;
- (3) that the acquisition of the property interests by General Vesting Declaration, in the event that the CPO was confirmed by the Scottish Government, be approved;
- (4) that the completion of all statutory procedures required to acquire the property interests be approved;
- (5) that the subsequent transfer of all property interests acquired through the CPO process to Sanctuary for no consideration other than the reimbursement of compensation, as detailed within the report, be approved;
- (6) that approval be given (a) for the finalisation of a Minute of Agreement with Sanctuary by the Head of Business for Legal and Democratic Solutions, regulating the requirements on Sanctuary, in relation to the proposed CPO process including a requirement to reimburse the Council for all compensation payments incurred in relation to the CPO, and (b) that, in the event that the CPO was confirmed by the Scottish Government, the transfer to Sanctuary of the property interests acquired be governed in terms of the CPO, and
- (7) that the report be otherwise noted.

PROPOSED PURCHASE OF HOUSES AT RAVENS CRAIG, MOTHERWELL FROM BARRATT HOMES LIMITED

6. There was submitted a report by the Head of Corporate Property, Procurement and Resource Solutions (1) advising that, following negotiation, it had been agreed that ten houses at Ravenscraig, Motherwell be purchased from Barratt Homes Limited, or their nominees, on the terms set out within the report, and (2) intimating that, following negotiations with Barratt Homes, it had been provisionally agreed that the Council would purchase the ten properties for a total purchase price of £1,046,000, with the Council also being liable for Land and Buildings Transaction Tax estimated at £37,320.

Decided:

- (1) that the purchase of ten houses from Barratt Homes Limited, or their nominees, on the terms set out within the report be approved;
- (2) that the report be remitted to the Infrastructure Committee to approve the acquisition of the properties by the Council, and
- (3) that the report be otherwise noted.

SCOTTISH HOUSING REGULATOR – LANDLORD REPORT

7. There was submitted a report by the Acting Joint Head of Housing Solutions (1) outlining the background to the Scottish Housing Regulator (SHR) which required Scottish Landlords to collect and provide key information on their performance, in achieving the Scottish Social Housing Charter (SSHC) outcomes and standards, in an Annual Return on the Charter (ARC); (2) advising that, following submission of each Local Authority and Registered Social Landlords' ARC, the SHR published a landlord profile of all Social Landlords, which allowed tenants to compare landlords' performance across Scotland; (3) enclosing a copy of the report for North Lanarkshire, attached as the Appendix to the report; (4) indicating that the Council was performing above the Scottish average in most areas reported and, in particular, the average weekly rents were well below the Scottish average; (5) reporting that, in line with SHR requirements placed on the Council to provide an annual report to North Lanarkshire Tenants on the Council's performance against the SSHC, a Scrutiny Group involving tenant representatives had been working on the development of the Council's performance report for tenants, and (6) informing (a) that the report was now in the final stages of development and would be ready for distribution by the required timescale of 31 October 2017, with copies of the report being made available to all Elected Members when finalised, and (b) that a further survey would be carried out in 2018 which would provide an up-to-date indicator of customer satisfaction, where an increase would be expected in line with other satisfaction indicators.

Decided:

- (1) that the SHR landlord report, attached as Appendix 1 to the report, which identified North Lanarkshire Council's performance in relation to the SSHC be noted;
- (2) that the progress being made in the production of the annual report to tenants be noted, and
- (3) that the report be otherwise noted.

NORTH LANARKSHIRE CITY DEAL – PROGRAMME UPDATE

8. With reference to paragraph 11 of the Minute of the meeting of this Committee held on 10 August 2017, there was submitted a report by the Head of Business, (Housing Property and Projects) regarding the current status of North Lanarkshire City Deal activity (1) outlining the background to the Glasgow City Region City Deal Programme; (2) detailing, within the report, the Infrastructure Programme, and Labour Market and Innovation Update; (3) advising that the Council continued to work in partnership with Abellio Scotrail Limited on the Motherwell Town Centre projects, regarding improvements to Muir Street park and ride expansion and pedestrian access interventions; (4) intimating (a) that traffic modelling had also been commissioned to assess the Muir Street proposals, and (b) that the outcome of the traffic modelling would inform the design process and support the Online Business Case, and (5) seeking approval to submit the Motherwell Town Centre Interchange Outline Business Case to the City Deal Programme Management Office for appraisal and for consideration by Glasgow City Region Cabinet.

Decided:

- (1) that the current status of the North Lanarkshire City Deal Programme be noted;
- (2) that the submission of the Motherwell Town Centre Interchange Outline Business Case to the City Deal Programme Management Office for appraisal and consideration by the Glasgow City Region Cabinet be approved, and
- (3) that the report be otherwise noted.

ABOLITION OF RIGHT TO BUY

- C** 9. With reference to (1) paragraph 9 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 18 August 2016 when, *inter alia*, approval had been given to the service progression of procedure and policy reviews, in terms of the changes to be implemented as a result of the Housing (Scotland) Act 2014, including consultation with tenants and service users, and (2) paragraph 5 of this Committee held on 10 August 2017, there was submitted a report by the Acting Joint Head of Housing Solutions seeking approval to establish a policy position to refuse applications for further Council house sales following the abolition of the Right to Buy Scheme on 31 July 2016 (a) advising (A) that since the abolition of Right to Buy, the guidance from the Scottish Government had been updated to state that if a tenant still wished to buy their home, then the relevant Council or Housing Association could agree to sell it, however, it was not mandatory, and (B) that if agreement was made to sell the home, the property would not be subject to any discount and the market value would determine the purchase price payable for the property; (b) indicating that the Council's Local Housing Strategy stated ambition was to increase the provision of affordable homes across all tenures, increase supply through the empty homes purchase scheme and enhance the housing offer to encourage people to want to live in North Lanarkshire rather than to reduce the supply of Council housing, and (c) proposing that to support this priority and ensure the continued supply of good quality and affordable housing within North Lanarkshire, that a policy position to refuse further Council house sales be established.

Decided:

- (1) that the policy position to refuse applications for further Council house sales, following the abolition of the Right to Buy Scheme on 31 July 2016, be established, and
- (2) that the report be otherwise noted.

WEST OF SCOTLAND LOAN FUND LIMITED

10. There was submitted a report by the Head of Enterprise and Place regarding the current status of the West of Scotland Loan Fund Limited (1) outlining the background to, and the need to amend, the Articles of Association, to enable the Council to access funds no longer required for lending purposes; (2) informing that the amendments would enable the Council to access surplus funds from the West of Scotland Loan Fund Limited (WSLF), of which North Lanarkshire Council and 11 other Local Authorities were members, in line with the requirement to ensure that they continued to be earmarked and utilised for the purposes outlined in the objects of the company; (3) indicating that in relation to the administration of the existing Loan Book, a number of options remained available and were being considered by WSLF members which included transferring the Loan Book to individual Local Authorities; (4) proposing that in this regard (a) Article 4.2 be deleted by Special Resolution to enable the Funds to be accessed and applied solely towards the promotion of the objects of the company as set forth in Article 4.1, and (b) if this was unanimously agreed by all 12 member authorities, it would enable the funds not required for Business Loans Scotland to be accessed and utilised by the Council for purposes related to the creation, sustainability and growth of local businesses within the area; (5) intimating that a full options appraisal on how the funds could be utilised in order to maximise the

outcomes and impact of this funding was being carried out, and it would include an appraisal of whether the funds should be managed and maintained within WSLF or withdrawn in part, or in full, and managed by North Lanarkshire Council, and (6) recommending that the Articles of Association of West of Scotland Loan Fund Limited be amended to enable the Council to access funds no longer required for lending purposes.

Decided:

- (1) that the current status of the West of Scotland Loan Fund Limited be noted;
- (2) that the proposal to amend the Articles of Association to enable the Council to access surplus funds from the West of Scotland Loan Fund Limited in line with the requirement to ensure that they continued to be earmarked, and utilised, for the purposes outlined in the objects of the company be approved;
- (3) that, if required, the existing loan book be transferred to North Lanarkshire Council;
- (4) that the ongoing options appraisal for the use of the funds and treatment of the existing Loan Book be noted, and
- (5) that the report be otherwise noted.

FUTURE HOUSING INVESTMENT STRATEGY FOR TOWERS

11. With reference to paragraph 19 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 18 August 2016 when, *inter alia*, approval had been given for the commencement of new procurement exercises through the Official Journal of the European Union for the construction surveys for tower blocks; heating replacement; asbestos testing services; roof, render and insulation replacement, and kitchens and bathrooms contracts, there was submitted a report by the Head of Business (Housing Property and Projects) seeking approval to take forward a procurement exercise to undertake the first projects in line with the next phase of the Council's overall future Investment Strategy for Towers (1) outlining the current Strategy, put in place by the Council, to effectively manage and maintain its multi storey flats and ensure their future sustainability; (2) advising (a) that in the last two years, the Council had planned structural surveys on the structural integrity and fire safety of all the towers, with the clear intention to inform future investment priorities, and (b) that to date, a pilot exercise had been completed on four towers, and the survey programme would be accelerated, through the negotiated tender process to provide ongoing reassurance to tenants in relation to safety following recent tragic national events; (3) proposing (a) that, as part of the ongoing programme of future investment, and based on the findings of the first phase of the surveys, a procurement exercise be undertaken to upgrade all elements of Blairgrove, Merryston, Glen and Millbrae Courts; (b) that the timescale for the programme of works be identified as the scope of works progressed, and (c) that the work would commence in the next financial year 2018/19, once a scope of works and costs had been identified and procurement progressed; (4) intimating that the surveys indicated that all four blocks were structurally sound, however the cladding systems required remedial work to panels and cavity barriers, including fire stops, and an exercise was currently underway to remedy these elements as an interim measure, and (5) indicating (a) that a full financial appraisal had been carried out on all four towers, and the cost of reinvesting in the blocks was the preferred option, and (b) that all other remaining towers would undertake the same demand analysis to determine the future investment strategy.

Decided:

- (1) that the proposals to undertake a procurement exercise to carry out significant investment to modernise and enhance Blairgrove, Merryston, Glen and Millbrae Courts be approved, and
- (2) that the report be otherwise noted.

LANE CLOSURE PUBLIC FOOTPATH AT HEATHER WAY, NEW STEVENSTON

12. There was submitted a report by the Acting Joint Head of Housing Solutions (1) proposing that, following a request from residents of a Sheltered Housing Complex, Heather Way, New Stevenston, the public footpath adjacent to their homes be closed; (2) indicating that no objections had been received from residents, local elected Members, Police Scotland, and the Scottish Fire and Rescue Service, and (3) intimating (a) that an agreement had been reached to install gates to allow access for maintenance purposes, and (b) that, although planning permission was not required, it would be necessary to apply for a Stopping Up Order.

Decided:

- (1) that the closure of the access footpath adjacent to 8 Heather Way, New Stevenston be approved, and
- (2) that the report be otherwise noted.

REGENERATION CAPITAL GRANT FUND – APPLICATION UPDATE

13. With reference to paragraph 21 of the Minute of the meeting of this Committee held on 10 August 2017 when, *inter alia*, approval had been given (1) to submit five Council led applications to the 2018/19 Regeneration Capital Grant Fund (RCGF) programme, and (2) for the prioritisation of the submissions based upon the recommendations as highlighted within the report, there was submitted a report by the Head of Enterprise and Place (a) detailing within the report and Appendix 1 to the report, the successful and unsuccessful Stage 1 applications; (b) intimating that two further possible project bids had not been submitted; (c) advising that, in addition to the withdrawal of the two bids, amendments to some of the project proposals and more detailed design assessment resulted in a change to the cost estimates for the three submitted project proposals and the amount of RCGF grant requested, details of which were contained within the report, and (d) indicating (A) that all three submissions made to the 2018/19 RCGF programme had received Stage 1 approval, and (B) that the deadline for submission of Stage 2 RCGF applications was 8 December 2017, with recommendations for approval expected week commencing 19 February 2018, and, if successful, capital works must be contracted and on site before 31 December 2018.

Decided:

- (1) that it be noted that three bids were submitted to the Regeneration Capital Grant Fund rather than the initial five;
- (2) that the changes to the estimated costs and grant levels sought for the submissions, as highlighted within Appendix 1 to the report, be noted;
- (3) that it be noted that all three bids, made to the 2018/19 RCGF Programme, received Stage 1 approval;
- (4) that the submission of Stage 2 bids for the successful Stage 1 applications be approved, and
- (5) that the report be otherwise noted.

BUDGET MONITORING REPORTS – PERIOD 6 – 1 APRIL TO 15 SEPTEMBER 2017

(1) HOUSING REVENUE ACCOUNT (HRA)

14. There was submitted a report by the Assistant Chief Executive (Enterprise and Housing Resources) (1) providing a summary of the Housing Revenue Account Financial Performance for the period from

1 April to 15 September 2017 (period 6); and (2) illustrating the projected outturn as at 31 March 2018, with major outturn variances highlighted and explained in accordance with the Council's approved Financial Regulations.

Decided: that the financial position of the Housing Revenue Account Budget 2017/18 be noted.

(2) ENTERPRISE AND HOUSING RESOURCES

15. There was submitted a report by the Assistant Chief Executive (Enterprise and Housing Resources) (1) providing a summary of Enterprise and Housing Resources' Financial Performance for the period from 1 April to 15 September 2017 (period 6), and (2) illustrating the projected outturn as at 31 March 2018, with major outturn variances highlighted and explained in accordance with the Council's approved Financial Regulations.

Decided: that the report be noted.

CAPITAL PROGRAMME MONITORING REPORTS - PERIOD 6 – 1 APRIL TO 15 SEPTEMBER 2017

(1) HOUSING (HRA) CAPITAL PROGRAMME

16. There was submitted a report by the Assistant Chief Executive (Enterprise and Housing Resources) (1) reviewing progress towards achieving agreed spending plans within the 2017/18 Capital Programme; (2) providing, in the appendix to the report, a summary of (a) the mainstream working programmes; (b) projected spend on the New Build Programme, and (c) the actual spend to 15 September 2017; (3) detailing, within the report, proposed budget virements required to reflect the Programme Slippage and to re-align resources to projects which were progressing more quickly than others, and (4) indicating that the projected spend on the New Build Programme, which currently totalled approximately £29.6m, was funded by Capital Financed from Current Revenue, Prudential Borrowing and Scottish Government Grant.

Decided:

- (1) that the proposed budget virements, as detailed within the report, be approved, and
(2) that the report be otherwise noted.

(2) ENTERPRISE AND HOUSING RESOURCES

17. There was submitted a report by the Assistant Chief Executive (Enterprise and Housing Resources) (1) highlighting the Financial Performance and progress of the 2017/18 Enterprise and Housing Resources Capital Programme for the period up to 15 September 2017 (Period 6), and (2) advising that the overall programme was on target to achieve full spend.

Decided: that the report be noted.

CONTRACTS FOR APPROVAL

(1) NEW BUILD PROGRAMME – FUTURE PROCUREMENT

18. With reference to paragraph 6 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 2 February 2017, when, inter alia, approval had been given for the

procurement of the next phase of the New Build Programme, and that the outcome of the procurement exercise be reported to a future meeting of the Committee, there was submitted a report by the Head of Business (Housing Property and Projects) (1) seeking approval to tender the construction contract for approximately 60 new homes on the former St. James' Primary School Site, Coatbridge; (2) proposing that, pending conclusion of the sourcing methodology for the delivery of the next phase of the programme, the construction contract be competitively tendered for the development of St. James' Primary School site on the open market, in accordance with European procurement regulations and the Council's Contract Standing Orders; (3) indicating that this route would help maintain momentum in the delivery of the new build programme and ensure that the Council was able to access grant funding, which had been earmarked for the project, equating to £3.54m, and (4) intimating that the procurement strategy for future phases of the new build programme was currently being considered and would be reported to a future meeting of the Committee.

Decided:

- (1) that the proposal to tender on the open market for the construction contract to build approximately 60 houses, on the site of the former St. James' Primary School, Coatbridge, be approved;
- (2) that the outcome of the tender exercise be reported to a future meeting of the Committee;
- (3) that it be noted that the procurement strategy for future phases of the new build programme was currently being considered, and would be reported to a future meeting of the Committee, and
- (4) that the report be otherwise noted.

(2) ASBESTOS REMOVAL AND ENCAPSULATION SERVICES FOR DOMESTIC AND NON-DOMESTIC PROPERTIES 2017/2019 LOT 1 AND LOT 2

19. There was submitted a report by the Head of Business (Housing Property and Projects) (1) reporting on the outcome of the tendering process for the Asbestos Removal and Encapsulation Services for Domestic and Non-Domestic Properties 2017/2019 Lot 1 and Lot 2 contract; (2) advising that, after checking, the most economically advantageous offer for both Lots was that submitted by Rhodar Limited, and (3) proposing that the offer from Rhodar Limited for the Asbestos Removal and Encapsulation Services for Domestic and Non-Domestic Properties 2017/2019 Lot 1 and Lot 2 contract be accepted for a period of two years, with no option to extend the contract.

Decided:

- (1) that the offer submitted by Rhodar Limited for the Asbestos Removal and Encapsulation Services for Domestic and Non-Domestic Properties 2017/2019 Lot 1 and Lot 2 contract be accepted for a period of two years, with no option to extend the contract, and
- (2) that the report be otherwise noted.

Councillor O'Rourke, by virtue of his membership on the Board of MEARS, having declared an interest in paragraphs 20 and 21, took no part in their consideration.

(3) GAS HEATING REPLACEMENT 2017/2018

20. There was submitted a report by the Head of Business (Housing Property and Projects) (1) reporting on the outcome of the tendering process for the Gas Heating Replacement 2017/2018 contract; (2) advising that, after checking, the most economically advantageous offer was that submitted by Saltire

Facilities Management Limited, and (3) proposing that the offer from Saltire Facilities Management Limited for the Gas Heating Replacement 2017/2018 contract be accepted for a period of 52 weeks, with no option to extend the contract.

Decided:

- (1) that the tender submitted by Saltire Facilities Management Limited for the Gas Heating Replacement 2017/2018 contract be accepted for a period of 52 weeks, with no option to extend the contract, and
- (2) that the report be otherwise noted.

(4) ELECTRICAL HEATING REPLACEMENT 2017/2018

21. There was submitted a report by the Head of Business (Housing Property and Projects) (1) reporting on the outcome of the tendering process for the Electrical Heating Replacement 2017/2018 contract; (2) advising that, after checking, the most economically advantageous offer was that submitted by Saltire Facilities Management Limited, and (3) proposing that the offer from Saltire Facilities Management Limited for the Electrical Heating Replacement 2017/2018 contract be accepted for a period of 52 weeks, with no option to extend the contract.

Decided:

- (1) that the tender submitted by Saltire Facilities Management Limited for the Electrical Heating Replacement 2017/2018 contract be accepted for a period of 52 weeks, with no option to extend the contract, and
- (2) that the report be otherwise noted.

CONTRACTS FOR NOTING

(1) ACCOMMODATION BASED HOUSING SUPPORT SERVICE

22. There was submitted a report by the Joint Acting Head of Housing Solutions regarding the outcome of the tendering process for the contract for the Accommodation Based Housing Support Service (1) advising that the Head of Corporate Property, Procurement and Resource Solutions, following consultation with the Convener, had awarded the contract for the Accommodation Based Housing Support Service to Blue Triangle (Glasgow) Housing Association Limited, and (2) intimating that the contract period was 1 October 2017 to 31 March 2019, with an option to extend the contract for a further period of two years.

Decided: that the award of the contract for the Accommodation Based Housing Support Service to Blue Triangle (Glasgow) Housing Association Limited for the period 1 October 2017 to 31 March 2019, with an option to extend the contract for a further period of two years, be noted.

Councillor O'Rourke, by virtue of his membership on the Board of Mears, having declared an interest in the following item, took no part in its consideration.

(2) FOOTPATHS AND ASSOCIATED WORKS 2017-2018

23. There was submitted a report by the Assistant Chief Executive (Enterprise and Housing Resources) regarding the outcome of the tendering process for the contract for Footpaths and Associated Works
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2017-2018 (1) advising that the Head of Corporate Property, Procurement and Resource Solutions, following consultation with the Convener, had awarded the contract for the footpaths and associated works 2017-2018 to Maclay Civil Engineering Limited, and (2) intimating that the contract was for a period of six months, with an option to extend the contract for a further period of three months.

Decided: that the award of the contract for Footpaths and Associated Works 2017-2018 to Maclay Civil Engineering Limited for a period of six months, with an option to extend the contract for a further period of three months, be noted.

CONTRACT FOR EXTENSION – PROPOSED EXTENSION TO THE CURRENT CARE AND REPAIR/HANDY PERSON SERVICE CONTRACT

24. With reference to paragraph 32 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 29 January 2015, when, inter alia, approval had been given to the appointment of Link Group Limited, Edinburgh to deliver the Care and Repair/Handy Person Service for a three year period, with an option to extend for a further period of two years at the sole discretion of the Council, there was submitted a report by the Head of Enterprise and Place (1) advising that the current contract was due to end in March 2018, and arrangements were required to ensure that the service was available to continue to support older and disabled owners to maintain their homes beyond this date, and (2) proposing (a) that, as Link Housing Association Limited had been delivering on the targets and objectives set out within the contract, the current contract be extended for a further period of one year; (b) that, during the extension period, a consultation exercise would be undertaken with service users, newly restructured Services within the Council and the NHS, and (c) that, following completion of the consultation process, and based on its findings, permission would be sought from the Committee to procure a new Care and Repair Service for use by both elderly and disabled residents within the North Lanarkshire area.

Decided:

- (1) that the contract with Link Housing Association Limited be extended for a further period of one year;
- (2) that, following completion of the consultation process, and based on its findings, a further report be submitted to a future meeting of the Committee seeking approval to procure a new Care and Repair Service for use by both elderly and disabled residents within the North Lanarkshire area, and
- (3) that the report be otherwise noted.

CONTRACTS AWARDED BELOW COMMITTEE APPROVAL THRESHOLD

25. There was submitted a report by the Head of Corporate Property, Procurement and Resource Solutions intimating that the contracts highlighted within Appendix 1 to the report had been accepted by him in accordance with Contract Standing Orders during the period 1 July to 30 September 2017.

Decided:

- (1) that the contracts accepted by the Head of Corporate Property, Procurement and Resource Solutions in the reporting period 1 July to 30 September 2017 be noted, and
- (2) that the report be otherwise noted.

PETITIONS

(1) PETITION FROM BUSINESSES WITHIN THE VICINITY OF FIRE DAMAGED BUILDING IN MAIN STREET/ACADEMY STREET, COATBRIDGE

26. There was submitted a report by the Head of Enterprise and Place regarding a petition received in respect of a fire damaged building in Main Street/Academy Street, Coatbridge (1) outlining the background to the concerns raised by the petitioners; (2) advising that, in accordance with the Building (Scotland) Act 2003, emergency measures had been put in place by the Council's Building Standards Service to maintain the safety of the public; (3) indicating (a) that the primary responsibility for the building rested with the owners, who had now agreed to demolish the building, and (b) that, as part of the works, a solution to enable the demolition to take place was being developed by the owners' consultant engineers, and (4) intimating that, as soon as the Council had further information regarding the demolition, including all associated necessary works, a fact sheet would be prepared and provided by the Council to all tenants.

Decided:

- (1) that the actions taken by officers of the Council, along with other responsible parties, be noted;
- (2) that the first named signatory of the petition be advised accordingly, and
- (3) that the report be otherwise noted.

(2) PETITION FROM RESIDENTS OF CUMBERNAULD REGARDING THE CONDITION OF A PRIVATELY OWNED GARDEN AREA

27. There was submitted a report by the Head of Enterprise and Place regarding a petition received in respect of the condition of a garden area of a privately owned property in Cumbernauld (1) outlining the background to the concerns raised by the petitioners; (2) advising (a) that, after inspections by officers from Building Standards, Environmental Health and Private Sector Solutions, the owner had been contacted on several occasions regarding the condition of his property and the garden area, and (b) of the assistance that the Council could provide to the owner in relation to ensuring that the property was brought back into use; (3) intimating (a) that, although the garden was untidy, it was not of a severity that merited the initiation of a Waste Land Notice, and (b) that officers of Enterprise and Housing Resources would monitor the situation to ensure that the condition of the garden did not deteriorate; (4) indicating that, if required, enforcement action could be taken against the owner of the property, and the owner had been informed of this, and (5) informing that officers of Enterprise and Housing Resources would work with the owner to ensure that, following the commencement of the internal renovations of the property, the garden area was brought back into use as quickly as possible.

Decided:

- (1) that the action taken by officers of the Council be noted;
- (2) that the first named signatory of the petition be advised accordingly, and
- (3) that the report be otherwise noted.

(3) ANTI-SOCIAL BEHAVIOUR WITHIN AN AREA OF COATBRIDGE

28. There was submitted a report by the Acting Joint Head of Housing Solutions regarding a petition received in respect of anti-social behaviour within an area of Coatbridge (1) outlining the background

to, and the concerns raised by, the petitioners; (2) advising that Anti-Social Response Officers had investigated allegations of unacceptable behaviour and had provided advice and assistance to residents affected and a warning had been issued to two tenants; (3) intimating that the Anti-Social Response Officers had no information which could substantiate any of the allegations made by the petitioners, apart from a minor kitchen fire, and (4) informing that the matter would continue to be monitored and, should further complaints be received, legal action would be pursued.

Decided:

- (1) that the actions taken by the Anti-Social Response Officers be noted;
- (2) that the first named signatory of the petition be advised accordingly, and
- (3) that the report be otherwise noted.

(4) BRANDON COURT – ENTRY DOOR

29. There was submitted a report by the Head of Business (Housing Property and Projects) regarding a petition received in respect of the entry door at Brandon Court (1) outlining the background to, and the concerns raised by, the petitioners; (2) advising (a) that the existing door entry control system was of standard specification used throughout the Council's stock, and (b) that a regular maintenance regime was in place supported by a responsive repair service to ensure that the system remained safe and secure at all times; (3) intimating that the current access to the main door entry system was very restricted due to minimal Council ownership of the surrounding area around the tower, and (4) indicating that the Service was committed to carrying out a feasibility study to determine possible solutions to the current issues affecting residents, with one potential option being substituting the existing door for a sliding door.

Decided:

- (1) that the actions taken by Enterprise and Housing Resources be noted;
- (2) that the first named signatory of the petition be advised accordingly, and
- (3) that the report be otherwise noted.

MINUTES FOR APPROVAL AND NOTING

(1) MINUTES OF PLANNING SUB-COMMITTEE

30. There were submitted the Minutes of the meetings of the Planning Sub-Committee held on 27 July, 23 August, 20 September and 19 October 2017.

Decided: that the Minutes be approved and noted.

(2) MINUTES OF HUMAN RESOURCES (APPEALS, EARLY RETIREMENT AND SOUNDING BOARD) SUB-COMMITTEE

31. There were submitted the Minutes of the meetings of the Human Resources (Appeals, Early Retirement and Sounding Board) Sub-Committee held on 17 August and 7 and 11 September 2017.

Decided: that the Minutes be approved and noted.

As previously intimated, the Convener informed the Committee that he had agreed to take the following item of business.

(3) MINUTE OF JOINT CONSULTATIVE COMMITTEE FOR LOCAL GOVERNMENT EMPLOYEES

32. There was tabled the Minute of the meeting of the Joint Consultative Committee for Local Government Employees held on 9 August 2017.

Decided: that the Minute be approved and noted.