

24 November 2021 at 10 am

A Remote Meeting of the **HOUSING AND REGENERATION COMMITTEE**

PRESENT

Councillor Brannan-McVey, Convener; Councillor O'Rourke, Vice-Convener; Councillors Beveridge, Burgess, Burrows, M. Coyle, S. Coyle, Di Mascio, Docherty, Douglas, Farooq, Fisher, Fotheringham, Goldie, Gourlay, Hogg, Jones, Lennon, Logue, MacGregor, McLaren, McManus, McNally, McVey, Morgan, Pettigrew, Shevlin, Shields, Stocks, Alan Valentine, Annette Valentine and Weir.

ALSO PRESENT

In Accordance with Standing Order 64(A) Councillors Castles, McCulloch and Stubbs attended as substitutes for Councillors McNeil, Graham and Carragher respectively.

CHAIR

Councillors Brannan-McVey (Convener) presided.

IN ATTENDANCE

The Executive Director (Enterprise and Communities); Head of Housing Property and Projects; Head of Housing Solutions; Head of Planning and Regeneration; Business Finance Manager (Resource Solutions); Housing Development Manager; Legal Manager; Communications Officer, and Committee Officer.

APOLOGIES

Councillors Cameron, Carragher, Currie, Graham, Paul Kelly, Kerr and McNeil.

The Convener intimated that she had agreed in terms of Standing Order 15 to accept an additional item of business which she considered competent, relevant and urgent, that a copy of the item had been issued to Members in advance of the meeting and that the additional item of business would be taken immediately after item 5.

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

1. Councillor O'Rourke, by virtue of his membership of the Board of Mears Limited, declared an interest in paragraph 2, and left the meeting during the consideration of the item.

Councillor Goldie, by virtue of a being a member of Sanctuary Housing Association, declared an interest in paragraph 7 "Compulsory Purchase of Private Properties at Millcroft Road, Cumbernauld and Construction of New Homes", and left the meeting during consideration of the item.

Councillor Morgan, by virtue of a family member's employment, declared an interest in paragraph 17(c) "Contracts for Approval – Housing Support Services Contract" and took no part in its determination.

Due to connectivity issues the meeting was adjourned

The meeting reconvened at 10.42 am.

There being present:-

Councillors Beveridge, Brannan-McVey, Burgess, Burrows, Castle, M. Coyle, S. Coyle, Di Mascio, Docherty, Douglas Farooq, Fisher, Fotheringham, Goldie, Gourlay, Hogg, Jones, Lennon, Logue, MacGregor, McCulloch, McLaren, McManus, McNally, McVey, O'Rourke, Pettigrew, Shevlin, Stocks, Stubbs, Alan Valentine, Annette Valentine and Weir.

Apologies for the Reconvened Meeting:-

Councillors Cameron, Carragher, Currie, Graham, Paul Kelly, Kerr, McNeil, Morgan and Shields.

Councillor O'Rourke, by virtue of his Membership of the Board of Mears Limited, having declared an interest in the following item, left the meeting during its consideration and took no part in its determination.

MEARS LLP: OPERATIONAL AND FINANCIAL PERFORMANCE MONITORING REPORT TO 30 SEPTEMBER 2021

2. With reference to paragraph 3 of the Minute of the meeting of this Committee held on 19 May 2021, there was submitted a report by the Head of Housing, Property and Projects (1) outlining Mears LLP's (a) operational and financial performance against its business objectives and service delivery contracts; (b) performance for financial years 2021/22, and (c) Quarter 1 monitoring for the period up to 30 June 2021, along with assurance, or otherwise of the financial standing of the ALEO by Financial Solutions; (2) highlighting within the report, and the attached Appendices, details of the Performance Indicators for Housing, Property and Projects, and Corporate Property and Projects and Corporate Property and Projects Performance, together with the comparison of figures from the previous financial year; (3) advising that the customer satisfaction level was 93.76% in the year-to-date, in comparison with the 2020/21 return to the Scottish Housing Regulator when 98.77% of tenants were satisfied with the repairs service, with the 2020/21 Scottish Average for Local Authorities being 84.9%, and (4) intimating that performance against targets were submitted to the Audit and Scrutiny Panel on a six monthly basis.

Decided:

- (1) that the operational performance of Mears LLP for Housing Repairs, and Corporate Repairs from 1 April to 30 September 2021, be noted;
- (2) that Mears LLP's financial performance for 2020/2021 and Quarter 1 Monitoring as at 30 June 2021, along with assurance of the financial standing of the ALEO by Financial Solutions, be noted, and
- (3) that it be noted that a report confirming that the Governance and Risk Management arrangements were suitably robust was submitted to the Audit and Scrutiny Panel on a six monthly basis.

SALTIRE PERFORMANCE REPORT

3. With reference to paragraph 2 of the Minute of the meeting of this Committee held on 19 May 2021, there was submitted a report by the Head of Housing, Property and Projects (1) setting out the performance of the Business Housing Property Central Heating Repairs and Maintenance service delivery contracts for 2021/22; (2) advising (a) of the performance against the Key Performance Indicators (KPIs) for 2021/22 in relation to Heating Repairs and Maintenance, as set out within Appendix 1 to the report, with Appendix 2 to the report containing the full KPI set for 2020/21 for comparative purposes, and (b) that Appendix 3 to the report contained the full breakdown of emergency and non-emergency repairs jobs carried out; (3) setting out details of Business Housing

Property and Projects performance and developments, and (4) providing details of the Stage 1 and 2 complaints received in 2021/22, together with the number of complaints received in 2020/21 for comparative purposes.

Decided: that the report be noted.

NEW SUPPLY COMMUNITY BENEFITS - SUMMARY REPORT

4. There was submitted a report by the Head of Planning and Regeneration (1) outlining the background to Community Benefits which were tangible positive outcomes linked to public sector contracts; (2) advising that Community Benefits for each new build development were submitted by the Contractors as part of the tender process and monitored through the period of the contract; (3) informing that a Community Benefits Development Group had been established with various stakeholders to co-ordinate and maximise opportunities created through the new supply programme, and (4) highlighting within the report the various elements of Community Benefits via Employment targeted recruitment and employment; Education; Enterprise supply chain development Community engagement – financial support and Non-financial support.

Decided:

- (1) that the current position on the delivery of Community Benefits from the new supply programme be noted;
- (2) that an update on Community Benefits from the new supply programme be submitted annually to the Housing and Regeneration Committee, and
- (3) that the report be otherwise noted.

NEW SUPPLY PROGRAMME - UPDATE ON PROGRESS PROGRAMME OF WORK - PO13(1)

5. With reference to paragraph 6 of the Minute of the meeting of this Committee held on 25 November 2020 when, inter alia, approval had been given for the targets for delivery of the programme, including continuation of the Open Market Purchase Scheme, and the extension of the Development Pathfinder Approach to cover all of North Lanarkshire and it was agreed that an update on overall progress of the delivery of the new supply programme against targets would be reported annually to Committee, there was submitted a report by the Head of Planning and Regeneration (1) advising that the new supply programme aimed to deliver 5,000 new homes by 2035; (2) detailing the progress in respect of the New Build programme; the Open Market Purchase Scheme (OMPS); Off the shelf purchases (Affordable Housing Policy Sites), and the Development Pathfinder approach; (3) providing details of the current challenges with regard to availability/suitability of sites; Scottish Water Drainage Policy; Procurement/Contractor Capacity; Covid-19; Costs, and Programme Targets which were impacting on the progress of the programme; (4) intimating (a) that where owners were willing, and the Council criteria set out in the OMPS report was met, flats could be purchased with the owners remaining in their homes as Council tenants, and (b) that by using this Scheme it was estimated that this could lead to a further 50 OMPS purchases per annum, and the estimated 600 targeted purchases would be in addition to the target of 5,000 homes by 2035, (5) informing that the new supply programme would be closely monitored with regular updates being reported to Committee, including an annual update on progress against targets, and any adjustments to the programme that may be required, and (6) seeking approval of the revised programme targets as set out in section 2.4 of the report

Decided:

- (1) that the progress and challenges associated with the delivery of the new supply programme be noted;

- (2) that the targets for delivery of the programme as set out in Section 2.4 of the report be approved;
- (3) that an update on overall progress with the delivery of the new supply programme against targets be reported to Committee annually, and
- (4) that the report be otherwise noted.

The Convener, being of the opinion that the following item of business was competent, relevant and urgent, authorised its consideration.

OPEN MARKET PURCHASE SCHEME PROGRAMME OF WORK PO13(2)

6. With reference to paragraph 7 of the Minute of the meeting of this Committee held on 25 November 2020 when, inter alia, it had been agreed that six monthly updates be submitted to future meetings of the Committee, there was submitted a report by the Head of Planning and Regeneration (1) outlining the background to the Open Market Purchase Scheme (OMPS), which was an extension of the Empty Homes Purchase Scheme (EHPS); (2) intimating within the report, the various stages and status - of current purchases by the Council, from 1 April to 6 October 2021, through the OMPS; (3) advising of a number of challenges including tenants selling their properties on the open market, and some tenants being unable to contribute towards planned common works within mixed tenure flats and cottage flats in particular; (4) indicating that some owners had expressed a willingness to sell their homes to the Council if they could remain in their homes as Council tenants, although at present the current OMPS did not provide this provision; (5) proposing that in order to progress common works programmes particularly to meet the Energy Efficiency Standard for Social Housing (EESH) requirements, (a) that the Scheme be extended to acquire homes to enable planned common works to progress, with owner occupiers given the option to remain in their home as a Council tenant, which would enable a further 50 properties to be purchased per annum, and (b) that as the targeted expansion of the Scheme only applied to mixed tenure blocks, where common works were planned or considered to be a high priority and where it had not been possible to secure the involvement of one owner, the option of selling their property to the Council and potentially remaining in the flat as a tenant would be explored, and (6) providing an update on the purchase of multi storey flats in Motherwell as part of the re-provisioning programme.

Decided:

- (1) that the continued success of the Open Market Purchase Scheme in helping increase housing supply and improve stock condition be noted;
- (2) that the targeted expansion of the Scheme, as set out in Section 2 of the report, to support common works programmes be approved;
- (3) that a six monthly update report be submitted to a future meeting of the Committee, and
- (4) that the report be otherwise noted.

Councillor Goldie, prior to the consideration of the following item, having declared an interest by virtue of being a member of Sanctuary Housing Association, left the meeting during consideration of the item.

COMPULSORY PURCHASE OF PRIVATE PROPERTIES AT MILLCROFT ROAD, CUMBERNAULD AND CONSTRUCTION OF NEW HOMES

7. With reference to paragraph 5 of the Minute of the meeting of the former Enterprise and Housing Committee held on 2 November 2017, when, inter alia, approval had been given for the finalisation of
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a Minute of Agreement with Sanctuary Housing Association by the Head of Legal and Democratic Solutions regulating the requirements on Sanctuary Housing Association in relation to the proposed Compulsory Purchase Order (CPO) process including a requirement to reimburse the Council for all compensation payments incurred in relation to the CPO, and that, in the event that the CPO was confirmed by the Scottish Government, the transfer to Sanctuary Housing Association of the property interests acquired be governed in terms of the CPO, there was submitted a report by the Head of Planning and Regeneration (1) outlining the background to, and the need for, a CPO at 1-103, and 2-204B Millcroft Road, Cumbernauld; (2) advising that Sanctuary Housing Association was no longer in a position to deliver the project, although it would continue to assist the Council with the delivery of the project through the offer of accommodation to eligible owner occupiers at the Burns Road New Build Development; (3) proposing (a) that the Council progress delivery of the entire project including the acquisition of the properties through the promotion of a CPO, demolition of the flats and re-development of the site, to deliver around 72 new council homes for rent; (b) that the District Valuer be appointed to act on the Council's behalf to undertake surveys, and produce market valuation reports for each property, and (c) that the Council assume responsibility for progressing the delivery of the Millcroft Road Project, including communication and liaison with owners, residents and other stakeholders; (4) intimating that the Scottish Government had confirmed that grant funding would be available to support the acquisition of the properties and a contribution towards the costs of the new build development, and (5) seeking approval of a revised strategy for the Council to deliver the proposed acquisition and demolition of privately owned properties at Millcroft Road, Cumbernauld, including approval for the Council to promote a CPO, and to redevelop the site to deliver new homes for social rental.

Decided:

- (1) that the Strategy to progress the acquisition, demolition and new build housing at Millcroft Road, Cumbernauld be approved;
- (2) that the promotion of a Compulsory Purchase Order for the land and houses outlined in the plans at Appendix 1 to the report, for the purpose of the provision of housing accommodation, be approved;
- (3) that authority be given to the Head of Legal and Democratic Solutions to prepare all Compulsory Purchase Order documentation, and to take all necessary steps including publication of all statutory notices to secure confirmation of the CPO by Scottish Ministers, and the vesting of the land and houses to the Council;
- (4) that authority be given to the Head of Legal and Democratic Solutions to progress voluntary acquisitions from owner occupiers in tandem with the promotion of the CPO as set out in Section 2.9 of the report, and
- (5) that the report be otherwise noted.

NEW SUPPLY PROGRAMME - PROCUREMENT

8. With reference to paragraph 21 of the Minute of the meeting of this Committee held on 8 September 2021, when inter alia, it had been agreed to note the intention to progress the option of awarding contracts through the Scottish Procurement Alliance New Building Housing Construction Framework Agreement and the Scotland Excel New Build Residential Construction Framework Agreement, subject to best value being demonstrated, there was submitted a report by the Head of Planning and Regeneration (1) providing an update on the current procurement activity relating to the New Build Programme, and (2) proposing (a) that in line with the Scottish Procurement Alliance (SPA) H1 Framework Agreement Conditions for the construction of new build housing at Graham Street, Wishaw up to the value of £2.761m; at King Street, Wishaw, up to the value of £1.174m; at Stewarton Street and Kings House, Kings Street, Wishaw, up to the value of £3.380m, and at the Former Methodist Church Site, Caledonian Road, Wishaw, up to the value of £2.098m, be awarded to Hadden Construction Limited with all projects including a contingency allowance; (b) that in line with the

Scotland Excel New Build Residential Framework for the construction of new build housing at Glenacre Drive, Airdrie, up to the value of £3.255m; at Calderigg Place, Airdrie, up to the value of £8.810m, and at Petersburn Road, Airdrie, up to the value of £3.29m, be awarded to McTaggart Construction with all projects including a contingency allowance; (c) that in line with the Scotland Excel New Build Residential Framework for the construction of new build housing at Brandon Street, Motherwell, up to the value of £9.670m, be awarded to CCG (Scotland) Limited, including a contingency allowance, and (d) that in line with the Scottish Procurement Alliance (SPA) H1 Framework Agreement conditions for the construction of new build housing at Berwick Street, Coatbridge, up to the revised value of £4.180m, be awarded to Cruden Building (West) Limited, including a contingency allowance.

Decided:

- (1) that call off contracts in line with the Scottish Procurement Alliance (SPA) H1 Framework Agreement conditions for the construction of new build housing at Graham Street, Wishaw, up to the value of £2.761m; at King Street, Wishaw, up to the value of £1.174m, at Stewarton Street and Kings House, King Street, Wishaw, up to the value of £3.380m, and the former Methodist Church site, Caledonian Road, Wishaw, up to the value of £2.098m be awarded to Hadden Construction Limited, with all projects including a contingency allowance;
- (2) that call off contracts in line with the Scotland Excel New Build Residential Framework for the construction of new build housing at Glenacre Drive, Airdrie, up to the value of £3.255m, at Calderigg Place, Airdrie, up to the value of £8.810m, and Petersburn Road, Airdrie, up to the value of £8.290m be awarded to McTaggart Construction Airdrie, with all projects including a contingency allowance;
- (3) that a call off contract in line with the Scotland Excel New Build Residential Framework for the construction of new build housing be awarded CCG (Scotland) Limited at Brandon Street, Motherwell, up to the value of £9.670m, including contingency allowance;
- (4) that a call off contract in line with the Scottish Procurement Alliance (SPA) H1 Framework Agreement conditions for the construction of new build housing at Berwick Street, Coatbridge, up to the revised value of £4.180m, be awarded to Cruden Building (West) Limited, including a contingency allowance, and
- (5) that the report be otherwise noted.

PO14 – TOWER STRATEGY UPDATE

9. With reference to paragraph 6 of the Minute of the meeting of this Committee held on 19 May 2021, there was submitted a joint report by the Head of Housing, Property and Projects and the Head of Housing Solutions (1) detailing the progress of the Tower Strategy and Demolition Programme (PO14) (2) providing details of the progress of the Ambition/Demolition Programme and the Sprinkler/Fire Safety Programme, and (3) setting out details of the progress of the major refurbishment works within the four towers in Coatbridge, and the Phase 3 structural surveys.

Decided: that the report be noted.

LOCAL HOUSING STRATEGY 2021 - 2026

10. With reference to paragraph 3 of the Minute of the meeting of this Committee held on 9 September 2020, there was submitted a report by the Head of Housing Solutions (1) seeking approval of the Local Housing Strategy for North Lanarkshire, which would span a five-year period from 2021 to 2026 which had been developed over an 18 month period of extensive consultation and engagement with public and partner stakeholders; (2) outlining the background to, and the need for, each Local Authority to produce a Local Housing Strategy (LHS), setting out its strategy, priorities and plans for the delivery

of housing and related services; (3) intimating (a) that the LHS was the main overarching plan for the delivery of housing and housing related services in North Lanarkshire, and was set within the wider framework of The Plan for North Lanarkshire, and (b) that the LHS contained seven Strategic Housing Outcomes, as set out within the report; (4) indicating (a) that these outcomes were underpinned by a range of actions to help achieve the outcomes and overarching vision with the actions set out in the LHS Action Plan, and (b) that the outcomes and actions had been informed through extensive public and partnership stakeholder consultation over a 18 month period, and (c) that the draft LHS had been submitted to the Scottish Government for formal feedback and peer review in June 2021, and the comments received and addressed were included in the final LHS, and (5) recommending that the Local Housing Strategy 2021-2026 be approved.

Decided:

- (1) that the new Local Housing Strategy 2021-2026 be approved;
- (2) that it be noted that the Local Housing Strategy 2021-2026 would be subject to a further refresh following completion of the Housing Need and Demand Assessment and publication of National Planning Framework 4;
- (3) that the Governance arrangements for the ongoing monitoring and review of the Local Housing Strategy 2021-2026 be noted, and
- (4) that the report be otherwise noted.

SCOTTISH HOUSING REGULATOR: 2020/21 LANDLORD REPORT

11. With reference to (1) paragraph 10 of the Minute of the meeting of this Committee held on 25 November 2020, when, *inter alia*, it had been agreed to note the Seventh Scottish Housing Regulator Landlord Report, which detailed North Lanarkshire Council's performance in relation to the Scottish Social Housing Charter, and (2) paragraph 4 of the Minute of the meeting of this Committee held on 8 September 2021, there was submitted a report by the Head of Housing Solutions (a) providing details of the role of the Scottish Housing Regulator (SHR), and the requirement for 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); (b) advising (A) that all Landlords had a legal requirement to submit a signed Annual Assurance Statement to the SHR by 31 October each year, and a separate report on this matter was presented to Committee on 8 September 2021, and (B) that, following submission from each Local Authority and Registered Social Landlord's ARC, the SHR had published a Landlord Profile of all Scottish Landlords, which allowed tenants to compare Landlords' performance across Scotland; (c) highlighting within the report the Eighth North Lanarkshire Council Landlord Report which had not been published as a separate document but was shown on the SHR's web page and a link to the report was included at Section 6 of the report, with a summary of the performance figures for the five main areas detailed within the Landlords Report set out within this report; (d) intimating that the Council was performing above the Scottish average; (e) detailing within the report, information regarding homes and rents; tenant satisfaction; quality and maintenance of homes, neighbourhoods and value for money; (f) informing that 99.6% of anti-social behaviour cases were resolved at the year end and within the targets, compared to the Scottish average of 94.4%, and (g) indicating that in line with SHR requirements placed on the Council to provide a report to tenants advising of performance against the SSHC, a Scrutiny Group involving tenant representatives had been working on the development of this year's performance

Decided:

- (1) that the content of the report, and the link to the Landlord Report provided by the Scottish Housing Regulator as highlighted in section 6 of the report, which identified North Lanarkshire Council's performance in relation to the Scottish Social Housing Charter, be noted;
- (2) that it be noted that a separate report had been submitted to this Committee on 8 September 2021 on the Annual Assurance Statement;
- (3) that the progress being made in the production of the annual report to tenants be noted, and
- (4) that the report be otherwise noted.

ALLOCATION POLICY REVIEW

12. **C** With reference to paragraph 9 of the Minute of the meeting of this Committee held on 19 May 2021, when, inter alia, approval had been given for a consultation to be undertaken with Stakeholders, with a view to updating the Council's Housing Allocation Policy to include reference to, and explanation of, the Council's duties towards the Veterans and Armed Forces personnel, there was submitted a report by the Head of Housing Solutions (1) providing an update on the outcome of the recent consultation exercise for Phase 5 review of the Housing Allocation Policy (2) outlining the background to, and need for, the Housing Allocation Policy to be updated; (3) advising (a) that a Working Group had been set up to review and agree the proposals for the consultation and to determine appropriate stakeholders, with all Common Housing Register Policy Partners being represented on the Working Group, and (b) that a questionnaire had been developed by the Working Group which was available online, and in paper format, on underoccupancy; veteran's housing; applicants losing accommodation within two months, and Housing (Scotland) Act 2014 discretionary power – including owner occupiers on the waiting list; (4) intimating that an overwhelming majority, 494 of the 644 respondents, had agreed with all four of the proposals; (5) recommending that the amendments to the Housing Allocation Policy be approved, and (6) highlighting within the report the next steps in the process.

Decided:

- (1) that the amendments to the Council's Housing Allocation Policy set out in Section 2 of the report be approved;
- (2) that the Service continue to review the policy to ensure effective and robust outcomes with further reports being provided to Committee as required, and
- (3) that the report be otherwise noted.

TENANT HARDSHIP GRANT FUND

13. There was submitted a report by the Head of Housing Solutions providing information on the recent allocation of funding from the Scottish Government from the £10m Hardship Grant Fund (1) outlining the background to the grant fund which would be used to support tenants who were struggling financially as a direct result of the pandemic; (2) informing that the Council would receive an allocation of funding of approximately £562,000, and an additional £30,000 for administration of the fund; (3) advising (a) that the main aim of the Tenant Hardship Grant Fund was to prevent homelessness, and (b) that the Housing Solutions Income Maximisation Team would administer the grant fund; (4) detailing the qualifying criteria as set out by the Scottish Government, and (5) intimating that quarterly reports would be sent to the Scottish Government to allow it to consider expanding the remit of the fund to support a wider range of circumstances where there was a lower than expected uptake of the fund.

Decided: that the report be noted.

HOUSING REVENUE ACCOUNT - 2022/23 REVENUE ESTIMATES

14. With reference to paragraph 4 of the Minute of the meeting of the Council held on 17 December 2020 when, *inter alia*, approval had been given to implement the Housing Revenue Account Budget for 2021/2022 there was submitted a report by the Executive Director (Enterprise and Communities) providing information that would enable the Council to set its Housing Revenue Accounts (HRA) budget for 2022/23 (1) advising (a) that the Council's 30 year Business Plan, which had been included as part of the 2022/23 budget setting process was attached at Appendix 3 to the report, and that Financial Solutions, was working closely with Housing Property and Projects and the New Supply Team to confirm future investment targets to support the development and refinement of financial modelling, and (b) that the 30 year Business Plan continued to demonstrate affordability and sustainability of plans based on current assumptions; (2) indicating that 24,454 Council tenants in North Lanarkshire (67%) were in receipt of support for their housing costs with almost 31% of tenants now in receipt of the housing cost element of Universal Credit and a further 36% in receipt of Housing Benefit; (3) detailing within the report, and the Appendices to the report, information regarding the HRA revenue estimates, cost pressures, and base budget savings, and (4) advising (a) that, as part of its long-term HRA Budget Strategy, the Council's policy was to set aside a core reserve of £1.470m, which represented approximately 1% of the HRA budget; (b) that, in addition, the HRA Reserve Balances included a Change Management/Risks and Uncertainty Reserve of £1.894m, excluding the surplus currently projected for 2021/22 of £0.485m.

Decided:

- (1) that the HRA cost pressures detailed within Appendix 1 to the report be noted;
- (2) that the base budget savings outlined in Appendix 2 to the report be noted;
- (3) that the allocation of HRA Surplus Balances as highlighted within paragraphs 2.3, 2.4, and 2.5 of the report be approved;
- (4) that the financial assumptions contained within the report be reviewed at the Council meeting on 16 December 2021 to allow the HRA Revenue Estimates 2022/23 to be approved, and
- (5) that the report be otherwise noted.

REVENUE BUDGET MONITORING REPORTS

(1) HRA REVENUE PROVISIONAL OUTTURN REPORT - 1 APRIL TO 15 OCTOBER 2021

15. There was submitted a report by the Executive Director (Enterprise and Communities) (1) providing a summary of the Housing Revenue Account Financial Performance for the period from 1 April to 15 October 2021 (Period 7); (2) illustrating the projected outturn as at 31 March 2022, with major outturn variances highlighted and explained in accordance with the Council's approved Financial Regulations, and (3) advising (a) that the Service was currently projecting an underspend of £0.485m for the financial year, and (b) that it was anticipated that £0.352m (100%) of savings would be delivered by the financial year-end.

Decided: that the financial position of the HRA Revenue Budget 2021/22 be noted.

(2) ENTERPRISE AND COMMUNITIES - REVENUE MONITORING REPORT

16. There was submitted a report by the Executive Director (Enterprise and Communities) (1) highlighting the financial performance of the Enterprise and Communities Service for the period from 1 April to 15 October 2021 (Period 7); (2) illustrating the projected outturn as at 31 March 2022, with major outturn variances highlighted and explained in accordance with the Council's approved Financial

Regulations; (3) advising (a) that the projected outturn position for the Enterprise and Communities' budget was a £0.973m underspend, which included forecasted overspend of £0.523m against the Service's Covid Recovery Budget as highlighted within Appendix 7 to the report, and (b) that the underlying position of the Service, excluding the impact of the pandemic, was an underspend of £1.496m, and included a number of the management actions taken by the Service to mitigate against the risks of Covid-19, including curtailment of non-essential expenditure.

Decided: that the financial position of the 2021/22 Enterprise and Communities Revenue Budget be noted.

CAPITAL PROGRAMMES MONITORING REPORTS

(1) HRA MONITORING REPORT - 1 APRIL TO 15 OCTOBER 2021

17. There was submitted a report by the Executive Director (Enterprise and Communities) (1) reviewing progress towards agreed spending plans within the 2021/22 HRA Capital Programmes; (2) advising that an underspend of approximately £11m was projected within the Mainstream Investment Programme due to the restricted capital spend and delays within the programme as a result of several factors including, but not limited to, Covid-19 and Brexit; (3) indicating that the New Build Programme was on target to fully spend, and (4) intimating that there was an underspend of £0.272m within the Council Buy Back Schemes, due to a reduction in projected properties being purchased via the Mortgage-To-Rent Scheme.

Decided: that the financial position of the 2021/22 HRA Capital Programmes be noted.

(2) ENTERPRISE AND COMMUNITIES - CAPITAL MONITORING REPORT

18. With reference to paragraph 5 of the Policy and Strategy Committee held on 30 September 2021, when, *inter alia*, it had been agreed to note the Medium Term Financial Plan 2022/23 to 2026/27, there was submitted a report by the Executive Director (Enterprise and Communities) (1) highlighting the financial performance of the 2021/22 Enterprise and Communities' Capital Programme for the period from 1 April to 15 October 2021 (Period 7); (2) advising that the Service had a total Capital Budget of £108.887m, and following the budget reprofiling exercise previously approved, the Service was currently forecasting a break-even position on the revised budgets, and (3) informing that further explanation of project variances and management action taken by the Service was included within the report and the attached Appendices.

Decided: that the financial position of the 2021/22 Enterprise and Communities' Capital Programme be noted.

CONTRACTS FOR APPROVAL

(1) FRAMEWORK AGREEMENT FOR SHERIFF OFFICER SERVICES 2022-2026

19. With reference to paragraph 24 of the Minute of the meeting of the former Enterprise and Housing Committee held on 15 February 2018 when, *inter alia*, approval had been given to award the tender submitted by Walker Love Sheriff Officers for Lot 1, and Malcolm J Boyd Sheriff Officers for Lot 2 for the Sheriff Officer Services Contract Lots 1 and 2, for a period of two years, 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 Housing Solutions (1) reporting on the outcome of the tendering process for the Framework Agreement for Sheriff Officer Services 2022-2026 for two Lots; (2) advising that tenderers were permitted to submit a tender response for either one or both Lots, with the Appendices to the report providing a summary of the evaluation process, the procurement process, and the size and

location of all tenderers, and (3) proposing that the tenders from Fraser Irvine Sheriff Officers LLP, for Hamilton Sheriff Court, Lot 1, and Malcolm J. Boyd Sheriff Officers, for Airdrie Sheriff Court, Lot 2, be accepted for a period of two years, with an option to extend for two additional periods of 12 months, at the sole discretion of the Council, up to the maximum value of £880,000, split evenly across the two Lots, over the maximum period of the Framework Agreement.

Decided:

- (1) that the tenders submitted by Fraser Irvine Sheriff Officers LLP for Hamilton Sheriff Court for Lot 1, and Malcolm J. Boyd Sheriff Officers for Airdrie Sheriff Court, for Lot 2, be accepted for a period of two years, with an option to extend for two additional periods of 12 months, at the sole discretion of the Council up to the maximum value of £880,000, split evenly across the two Lots, over the maximum period of the Framework Agreement, and
- (2) that the report be otherwise noted.

(2) TENANTS HOME CONTENTS INSURANCE CONTRACT 2022-2027

20. With reference to (1) paragraph 21 of the Minute of the meeting of the former Housing and Social Work Services Committee held on 28 April 2016, when, inter alia, it had been agreed that the Tenants Home Contents Insurance Contract be awarded to Thistle Insurance Services Limited, for two years and ten months, with the Council having the option to extend the contract for a further period of two years, and (2) paragraph 15 of the Minute of the meeting of this Committee held on 17 February 2021 when, inter alia, approval had been given to the proposed action to modify the contract for Tenants Home Contents Insurance for an additional year's insurance cover, there was submitted a report by the Head of Housing Solutions (a) reporting on the outcome of the tendering process for the Tenants Home Contents Insurance Scheme 2022-2027; (b) advising that two tenderers submitted bids by the return deadline, namely Thistle Insurance Services Limited, and Aon UK Limited, with both tenderers being fully compliant although Aon withdrew its tender submission as it contained caveats which were rejected; (c) setting out in the Appendices to the report, a summary of the evaluation process, and a summary of the contract award process, and (d) proposing that the Tenants Home Contents Insurance Contract 2022-2027, be awarded to Thistle Insurance Services Limited, for a period of three years, with an option to extend the contract for a further two periods of 12 months, at the sole discretion of the Council, up to the maximum value of £2,200,000 for the maximum term of the contract.

Decided:

- (1) that the Tenants Home Contents Insurance Contract 2022-2027 be awarded to Thistle Insurance Services Limited, for a period of three years, with the option to extend the contract for a further two periods of 12 months, at the sole discretion of the Council, up to the maximum value of £2,200,000 for the maximum term of the contract, and
- (2) that the report be otherwise noted.

Councillor Morgan, prior to the consideration of the following item, had declared an interest by virtue of a family member's employment, but following the meeting adjournment had, due to connectivity issues, been unable to re-join, and therefore was not present during consideration of this matter.

(3) HOUSING SUPPORT SERVICES CONTRACT

21. With reference to the decisions taken by the Chief Executive under delegated authority on 20 May 2020, when it had been agreed to note (1) the requirement to continue to provide housing support and accommodation services through the existing Housing Support Contracts to enable review and consultation activity to take place, and for a test for change pilot to be undertaken in terms of delivering housing support through an alliance, and (2) that procurement options were currently being discussed
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with the Council's Legal and Procurement Teams to determine the most suitable option to continue for one further year, there was submitted a report by the Head of Housing Services (a) reporting on the outcome of the tender process for Housing Support Services for three Lots – Lot 1 - Supported Accommodation and Adult Floating Housing Support Services; Lot 2 – Young Persons' Floating Housing Support Service, and Lot 3 – Young Persons' Supported Accommodation Service; (b) advising that the most economically advantageous tenders received for the Housing Support Services for the three Lots were, Lot 1 – Simon Community Scotland; Lot 2 – Barnardo's Scotland, and Lot 3 – Blue Triangle (Glasgow) Housing Association, and (c) proposing (A) that the tenders submitted for Lot 1 by Simon Community Scotland; for Lot 2 by Barnardo's Scotland, and for Lot 3 by Blue Triangle (Glasgow) Housing Association be accepted, and (B) that the contracts would be for an initial period of two years, commencing on 1 February 2022, with an option to extend the contracts for an additional period up to a maximum period of 12 months, at the sole discretion of the Council up to the maximum value of the contract of £3,405,873 – split across the three Lots – with the cost being for Lot 1 of £1,866,873; for Lot 2 of £1,059,000, and for Lot 3 of £480,000.

Decided:

- (1) that the award of the Housing Support Services for three Lots, to Simon Community Scotland for Lot 1; to Barnardo's Scotland for Lot 2, and the Blue Triangle (Glasgow) Housing Association for Lot 3, for an initial period of two years, commencing on 1 February 2022, with an option to extend the contract for an additional period up to a maximum of 12 months, to the maximum value of the contract of £3,405,873, split across three Lots, be approved, and
- (2) that the report be otherwise noted.

(4) CONTRACT AWARDED FOR CLOSED CIRCUIT TELEVISION (CCTV) AND RELATED SERVICES 2022-2024

22. There was submitted a report by the Head of Housing Solutions (1) reporting on the outcome of the tendering process for the contract, for Closed Circuit Television (CCTV) and Related Services 2022-2024; (2) advising that, after checking, the most economically advantageous tender for the contract for Closed Circuit Television (CCTV) and Related Services 2022-2024 was that submitted by SPIE Scotshield Limited, and (3) proposing that the tender submitted by SPIE Scotshield Limited be accepted, for an initial period of two years, with an option to extend the contract for a further period of 12 months, at the sole discretion of the Council, up to the maximum value of the contract of £5,800,000.

Decided:

- (1) that the Closed Circuit Television (CCTV) and Related Services 2022-2024 contract be awarded to SPIE Scotshield Limited for an initial period of two years, with an option to extend the contract for a further period of 12 months, at the sole discretion of the Council, up to the maximum value of the contract of £5,800,000, and
- (2) that the report be otherwise noted.

(5) PHASE 2 RETROFIT OF SPRINKLERS AND ASSOCIATED WORKS AT FIVE NORTH LANARKSHIRE TOWER BLOCKS

23. There was submitted a report by the Head of Housing Property and Projects (1) reporting on the outcome of the tendering process for the Phase 2 Retrofit of Sprinklers and Associated Works at five North Lanarkshire tower blocks; (2) advising that, after checking, the most economically advantageous tender for the Phase 2 Retrofit of Sprinklers and Associated Works at five North Lanarkshire tower blocks, was that submitted by Harmony Fire Limited, and (3) proposing that the tender submitted by

Harmony Fire Limited be accepted, with the contract anticipated to commence in February 2022 for 72 weeks, up to the maximum of the contract of £2,531,542.32.

Decided:

- (1) that the Phase 2 Retrofit of Sprinklers and Associated Works at five North Lanarkshire tower blocks be awarded to Harmony Fire Limited, with the contract anticipated to commence in February 2022 for 72 weeks, up to the maximum value of the contract of £,531,542.32, and
- (2) that the report be otherwise noted.

(6) PROPOSED NEW ROOF STRUCTURE AND FINISHINGS, INSULATED EXTERNAL RENDER AND ASSOCIATED REPAIRS TO 54 BLACKBURN TYPE HOUSES, COATBRIDGE

24. There was submitted a report by the Head of Housing Property and Projects (1) reporting on the outcome of the tendering process for the contract for New Roof Structure and Finishings, Insulated External Render and Associated Repairs to 54 Blackburn Type Houses, Coatbridge; (2) advising that, after checking, the most economically advantageous tender for the contract for the Roof Structure and Finishings, Insulated External Render and Associated Repairs to 54 Blackburn Type Houses, Coatbridge was that submitted by A.C. Whyte and Company Limited, and (3) proposing that the tender submitted by A.C. Whyte and Company Limited be accepted, with the contract anticipated to commence in January 2022 for 89 weeks, up to the maximum value of the contract of £5,401,489.77.

Decided:

- (1) that the contract for the Roof Structure and Finishings, Insulated External Render and Associated Repairs to 54 Blackburn Type Houses, Coatbridge be awarded to A.C. Whyte and Company Limited, with the contract anticipated to commence in January 2022 for 89 weeks, up to the maximum value of the contract of £5,401,489.77, and
- (2) that the report be otherwise noted.

CONTRACTS AWARDED BELOW COMMITTEE APPROVAL THRESHOLD

25. There was submitted a report by the Head of Asset and Procurement Solutions intimating that the contract, highlighted within Appendix 1 to the report, had been awarded by him in accordance with the General Standing Orders during the period from 1 July to 30 September 2021.

Decided:

- (1) that the contract awarded by the Head of Asset and Procurement Solutions in the reporting period from 1 July to 30 September 2021 be noted, and
- (2) that the report be otherwise noted.