

31 August 2022 at 10 am.

A Meeting of the **HOUSING COMMITTEE**

PRESENT

Councillor Brannan-McVey, Convener; Councillor McPake, Vice-Convener; Councillors Brennan, Carragher, M. Coyle, S. Coyle, Crichton, Di Mascio, Dunbar, Fotheringham, Goldie, Hughes, Jones, Keltie, Leckie, Logue, MacGregor, McBride, McCluskey, B. McCulloch, M. McCulloch, McDade, McKay, McKendrick, McNally, McPhilemy, Nolan, Reddin, Robinson, Smith, A. Stubbs, Sullivan, Toner, and Woods.

ALSO PRESENT

In accordance with Standing Order 64(A) Councillors Barclay, Patton, Roarty and Watson attended as substitutes for Councillors McManus, Kelly, Duffy and Burgess respectively.

CHAIR

Councillor Brannan-McVey (Convener) presided.

IN ATTENDANCE

Head of Housing, Property and Projects; Head of Housing Solutions; Head of Planning and Regeneration; Business Finance Manager (Resource Solutions); Communications Officer and Committee Officer.

APOLOGIES

Councillors Burgess, Duffy, Kelly, McManus, McVey and Thomas.

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

1. Councillor M. Coyle, by his connection as a Board Member of Mears LLP, declared an interest in respect of paragraph 2 – Mears LLP: Operational and Financial Performance Monitoring Report to June 2022, and left the meeting during consideration of the item.

Councillor Goldie, by his connection as a member of Sanctuary Housing Association, declared an interest in respect of paragraph 14 - Millcroft Road, Cumbernauld – Compulsory Purchase Order, and left the meeting during consideration of the item.

Councillor Barclay, by her connection as a member of Sanctuary Housing Association, declared an interest in respect of paragraph 14 - Millcroft Road, Cumbernauld – Compulsory Purchase Order, and further declared that she considered the interest so sufficiently remote that it did not preclude her participation in consideration of that matter.

The Convener intimated that agenda item 19 “Contract Award for Retrofit of Sprinklers and Associated Works – Phase 3 – 4 No. Tower Blocks North Lanarkshire” had been withdrawn.

Councillor M. Coyle, prior to consideration of the following item of business, having declared an interest by virtue of being a Board Member of Mears LLP, left the meeting during consideration of this item.

MEARS LLP: OPERATIONAL AND FINANCIAL PERFORMANCE MONITORING REPORT TO JUNE 2022

2. With reference to paragraph 2 of the Minute of the meeting of the former Housing and Regeneration Committee held on 24 November 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, council priorities and the Housing and Corporate Repairs and Maintenance Service Delivery Contracts; (b) performance for financial years 2022/23 for both housing repairs and corporate repairs; (c) Quarter 1 monitoring for the period up to 30 June 2022, and (d) financial performance as at 31 March 2022, along with assurance 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 Projects and Performance, together with the comparison of figures from the previous financial year; (3) advising that the customer satisfaction level was 95.56% in the year-to-date in comparison with the 2021/22 return to the Scottish Housing Regulator when 94.79% of tenants were satisfied with the repairs service; (4) informing of the requirement for a one-off modification to the existing conditions as detailed in Section 2.5.5 of the report, and the financial impact of varying the calculation of the index, and (5) intimating that performance against targets was submitted to the Audit and Scrutiny Panel on a six monthly bases.

Decided:

- (1) that the operational performance of Mears LLP for Housing Repairs and Corporate Repairs from 1 April to 30 June 2022 be noted;
- (2) that Mears LLP's financial performance and financial standing for 2022/23 be noted;
- (3) that the one-off modification to the existing conditions as detailed in the report, and the financial impact of varying the calculation of the index, be noted, and
- (4) that it be noted that a report confirming that the Governance and Risk Management arrangements were suitably robust will continue to be submitted to the Audit and Scrutiny Panel on a six monthly basis.

SALTIRE PERFORMANCE REPORT

3. With reference to paragraph 3 of the Minute of the meeting of the former Housing and Regeneration Committee held on 24 November 2021, there was submitted a report by the Head of Housing, Property and Projects (1) setting out the performance of the Housing Property Central Heating Repairs and Maintenance service delivery contracts for 2022/23; (2) advising (a) of the performance against the Key Performance Indicators (KPIs) for 2022/23 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 KPIs set for 2021/22 for comparative purposes, and (b) that Appendix 3 to the report contained the full breakdown of emergency and non-emergency repairs carried out; (3) highlighting the Housing Property and Projects performance and developments in Section 2 of the report, and (4) providing details of the Stage 1 and 2 complaints received in 2022/23, together with the number of complaints received in 2021/22 for comparative purposes.

Decided: that the report be noted.

ANNUAL REVIEW OF HOUSING ASSET MANAGEMENT PLAN 2021-2022

4. With reference to paragraph 5 of the Minute of the meeting of the former Housing and Regeneration Committee held on 17 February 2021 when, *inter alia*, the Housing Asset Management Plan 2021-26, and Action Plan was approved, there was submitted a joint report by the Head of Housing, Property Projects, Head of Housing Solutions, and the Head of Planning and Regeneration (1) providing an

overview of the Annual Review of the Housing Asset Management Plan (HAMP); (2) informing that the Action Plan contained 44 separate actions and 15 individual milestones, and provides a framework for strategic review and reporting, and (3) recommending that the Annual Review of the HAMP, and the updated Action Plan, attached as the Appendix to the report, be approved.

Decided:

- (1) that the annual review of the Housing Asset Management Plan 2021-2022 and updated Action Plan be approved, and
- (2) that the report be otherwise noted.

VETERANS SCOTLAND - HOUSING MAINTENANCE ARRANGEMENTS

5. With reference to paragraph 10 of the Minute of the meeting of the former Housing and Regeneration Committee held on 8 September 2021, when it had been agreed that the current repairs and maintenance arrangements with Veterans Housing Scotland be extended for a further period of six months until 31 March 2022, with the option to extend for a further period of 12 months, subject to the agreement of both parties, there was submitted a report by the Head of Housing, Property and Projects (1) providing an update on the housing repairs and maintenance agreement between North Lanarkshire Council and the Veterans Scotland charity; (2) advising that on 11 April 2022 Veterans Scotland contacted the Council to advise of its intention not to extend the current arrangement beyond the expiry date of January 2024, and enquired whether the Council would be agreeable to an earlier termination date, as it wished to implement new maintenance arrangements in line with those in place throughout its property portfolio, and (3) intimating that (a) following detailed discussion with the Council's Legal Services Team, it had been agreed that the contractual agreement would be terminated on 3 May 2022, which was agreed by both parties, and (b) that a final invoice had been issued by the Council and had been fully settled in line with the Service Level Agreement, and all 26 properties had now been deleted from the Council's repairs and maintenance system.

Decided: that the report be noted.

RAPID REHOUSING TRANSITION PLAN: ANNUAL PROGRESS AND FUTURE ACTIVITY

6. With reference to paragraph 8 of the Minute of the meeting of the former Housing and Regeneration Committee held on 19 May 2021, when, inter alia, the progress on the Year 1 and 2 Rapid Rehousing Transition Action Plan and Year 3 Rapid Rehousing Transition Plan (RRTP) actions had been noted, there was submitted a report by the Head of Housing Solutions (1) detailing the progress made in Year 3 of the RRTP and the activity planned in Year 4 to achieve the key objectives contained within the Plan; (2) setting out the details of all future actions and development; (3) providing an overview of activities planned to meet the RRTP objectives in Year 4, for which £443,000 of funding had been provided by the Scottish Government, and (4) proposing that the activities set out in the Appendix to the report be progressed.

Decided:

- (1) that the progress made in Year 3 of the RRTP and the activity planned in Year 4 to achieve the key objectives be noted;
- (2) that the progression of the RRTP activities set out in the report, and the Appendix to the report, to effectively prevent and address homelessness in North Lanarkshire be approved, and
- (3) that the report be otherwise noted.

SCOTTISH HOUSING REGULATOR: 2021/22 ANNUAL ASSURANCE STATEMENT

7. With reference to paragraph 4 of the Minute of the meeting of the former Housing and Regeneration Committee held on 8 September 2021, there was submitted a report by the Head of Housing Solutions (1) seeking approval to sign off the third Annual Assurance Statement, attached at Appendix 1 of the report; (2) intimating that the deadline for submission of the Annual Assurance Statement was 31 October each year, and (3) advising (a) that the Service required to comply with the regulatory requirements set out in Chapters 3 and 5 of the Scottish Housing Regulator Framework, attached at Appendix 2 to the report, and (b) that mechanisms had been put in place to support the approval of this year's Annual Assurance Statement, with these processes and actions continuing to be maintained, monitored, reviewed and updated if necessary on a regular and ongoing basis.

Decided:

- (1) that the signing of the Annual Assurance Statement 2021/22 by the Convener of the Housing Committee be approved, and
- (2) that the report be otherwise noted.

TENANT PARTICIPATION STRATEGY – ANNUAL REVIEW

8. With reference to paragraph 5 of the Minute of the meeting of the former Housing and Regeneration Committee held on 8 September 2021 when, *inter alia*, the publication of the co-produced Tenant Participation Strategy 2020-2025, and the actions/milestones achieved within the Action Plan, had been noted, there was submitted a report by the Head of Housing Solutions (1) providing an update on the annual review for 2021-22 of the Tenant Participation Strategy 2020-2025 – “Involving Tenants, Improving Services”; (2) setting out the impact on this area of business due to the pandemic during 2021-22; (3) intimating that some of the milestones/activities had been adapted, as set out in the action plan attached at Appendix 1 to the report, and (4) highlighting within the report, and the Appendices to the report, plans to reconnect with communities as restrictions arising from the pandemic had eased.

Decided:

- (1) that the impact on tenant participation due to the pandemic over the period of the annual review 2021-22 be noted;
- (2) that the actions/milestones achieved as set out within the action plan, attached as Appendix 1 to the report, be noted;
- (3) that the plans to reconnect with communities as restrictions had now eased be noted, and
- (4) that the report be otherwise noted.

HOUSING DOMESTIC ABUSE POLICY

9. There was submitted a report by the Head of Housing Solutions (1) seeking approval of a new Housing Domestic Abuse Policy which had been developed in partnership with the Violence Against Women Partnership, and shaped by the views of women who had experience of domestic abuse, and (2) outlining the background to the development of the Housing Domestic Abuse Policy, with Housing Solutions setting out a clear commitment to tackling domestic abuse, through signing the "Make a Stand" pledge, developed by the Chartered Institute of Housing, in partnership with Women's Aid and the Domestic Abuse Alliance.

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Decided:

- (1) that the effective partnership structures in place to tackle domestic abuse in North Lanarkshire, in which Housing Services are an important and key partner, be noted;
- (2) that the positive progress made so far in relation to tackling domestic abuse be noted;
- (3) that the Housing Domestic Abuse Policy, attached as the Appendix to the report, developed to strengthen and improve Housing Solutions response to meeting the needs of victims and survivors of domestic abuse, be approved, and
- (4) that the report be otherwise noted.

TENANCY SUSTAINMENT POLICY

- C** 10. There was submitted a report by the Head of Housing Solutions (1) seeking approval of the Tenancy Sustainment Policy which had been developed in response to the continued focus on tenancy sustainment, at a time when many tenants and residents were facing extreme pressures and may require assistance; (2) outlining the background to, and the need for, the Tenancy Sustainment Policy, and (3) intimating that the Policy would be subject to monitoring and review on an annual basis to ensure effective implementation, and to support the development of best practice and tenancy sustainment and homeless prevention activity.

Decided:

- (1) that the Tenancy Sustainment Policy, attached as an Appendix to the report, be approved;
- (2) that the ongoing monitoring arrangements and annual review process be noted, and
- (3) that the report be otherwise noted.

OPEN MARKET PURCHASE SCHEME - PROGRAMME OF WORK PO13(2)

11. With reference to paragraph 6 of the Minute of the meeting of the former Housing and Regeneration Committee held on 24 November 2021 when, inter alia, the targeted expansion of the Open Market Purchase Scheme (OMPS) to support the common works programme was approved, and it was agreed that a six monthly update report would 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 OMPS which was an extension of the Empty Homes Purchase Scheme (EHPS); (2) setting out details of the various stages and status of current purchases by the Council, from 1 April 2021 to 31 March 2022, through the OMPS; (3) advising (a) that the number of applications to the programme had been lower so far this year compared to previous years, and (b) that to date, within North Lanarkshire, only one owner had taken up the offer, and a number of other blocks had been identified where there was only one remaining owner who would be approached to make them aware of the scheme; (4) indicating that there was evidence that recent legislation changes, such as the lifting of the evictions ban post-Covid, and current market conditions, had resulted in a reduction in available properties for rent in Scotland, as a number of landlords had decided to sell their properties with vacant possession, putting their tenants at risk of homelessness; (5) proposing that the Service explores (a) the potential purchase of properties from private landlords where this would help prevent homelessness, on the understanding that existing tenants would remain in the property and would become a Council tenant, with suitable criteria being developed in line with current procedures, and (b) options to further expand the Buy-Back Scheme, which would allow other properties to be acquired and brought back into Council ownership, while allowing owners to remain in their home as tenants; (6) informing that an update on any proposed further expansion of the scheme would be brought to a future meeting of the

Committee for consideration, and (7) providing details of the first phase of the reprovisioning programme.

Following discussion it was agreed that a Briefing Note be sent to all Elected Members outlining the background to the Open Market Purchase Scheme, together with the contact details of relevant officers.

Decided:

- (1) that the challenges in acquiring properties on the open market due to current market conditions be noted;
- (2) that the targeted expansion of the scheme, as set out in Section 2.6 of the report, to help prevent homelessness and enable private tenants to remain within their homes as Council tenants be approved;
- (3) that a six monthly update report be submitted to future meetings of the Committee, which would include options for further expansion of the scheme;
- (4) that a Briefing Note be sent to all Elected Members outlining the background to the Open Market Purchase Scheme, together with the contact details of relevant officers, and
- (5) that the report be otherwise noted.

PROGRAMME OF WORK – PO13(3) – STRATEGIC HOUSING INVESTMENT PLAN 2023/24 – 2027/28

12. With reference to paragraph 9 of the Minute of the meeting of the former Housing and Regeneration Committee held on 8 September 2021, there was submitted a report by the Head of Planning and Regeneration (1) seeking approval to include a number of projects in the next Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 which would be submitted to the Scottish Government by the deadline of 28 October 2022, subject to approval of this Committee; (2) outlining the background to the SHIP, which identified affordable housing investment priorities that supported the achievement of Local Housing Strategy objectives, and covered a five year period; (3) recommending that the SHIP be submitted to the Scottish Government by the deadline of 28 October 2022; (4) intimating (a) that a number of projects due to progress during the period 2023/24 – 2027/28 had been included within the new SHIP, with the projects set out in Appendix 1 to the report, and (b) that all potential projects, including the Council's own new build projects, had been evaluated in terms of their deliverability and the contribution to Local Housing Strategy priorities, and (5) recommending that all projects, as set out in Appendix 2 to the report, be included within the SHIP for the period 2023/24 – 2027/28, and be submitted for approval to the Scottish Government by the deadline of 28 October 2022.

Decided:

- (1) that the projects previously approved for inclusion within the new SHIP, as set out in Appendix 1 of the report, be noted;
 - (2) that the new projects for inclusion within the SHIP, as set out in Appendix 2 to the report, be approved;
 - (3) that the Strategic Housing Investment Plan 2023/24 – 2027/28 be submitted to the Scottish Government by the deadline of 28 October 2022, and
 - (4) that the reported by otherwise noted.
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FUTURE NEW BUILD SITES

13. With reference to paragraph 8 of the Minute of the meeting of the former Housing and Regeneration Committee held on 8 September 2021, there was submitted a report by the Head of Planning and Regeneration (1) reminding the Committee that the new supply programme aimed to deliver 5,000 new homes by 2035; (2) informing that, to date, 954 new build houses had been completed, with a further 383 homes under construction; (3) proposing (a) that the sites at Kirkwood Sports Pitches, Coatbridge – approximately 100 units; St. Mary’s former primary school site, Caldercruix – approximately 25 units; Thorn Road, Bellshill – approximately 26 units; Airdrie Hill Road, Airdrie – approximately 75 units; Masonic Hall, Hope Street, Motherwell – approximately 10 units – potential conversion of existing premises, and Main Street, Coatbridge – approximately 40 units, be included in the New Build programme, and (b) that the purchase of “off the shelf” new homes be progressed as part of the Affordable Housing Policy obligation for 12 new homes 4 x 2 bed cottage flats, and 8 x 3 bed terraced houses at Johnston Road, Gartcosh – Phase 2 (AHP) from Bellway Homes, with the acquisition price being subject to a report to a future Finance and Resources Committee for consideration, and with the site location plans included for each of the sites in Appendix 2 to the report; (4) informing that (a) the projects at the Masonic Hall, Motherwell and Main Street, Coatbridge were both priority town centre sites which support delivery of the Town Visions as part of the Council’s commitment to Town Centre Regeneration, and (b) both projects were at an early stage of design development/feasibility, and (5) indicating that consultation had taken place with local Elected Members and the North Lanarkshire Federation of Tenants and Residents Association, and that no objections had been received.

Decided:

- (1) that the inclusion of the sites, as outlined in Section 2.1 and Appendix 2 of the report, within the new-build programme be approved;
- (2) that the potential “off the shelf” purchase of completed homes at Johnston Road, Gartcosh – Phase 2, as outlined in Section 2.3 of the report, be approved, and
- (3) that the report be otherwise noted.

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

Councillor Barclay, prior to the consideration of the following item of business, having declared a connection by virtue of being a member of Sanctuary Housing Association, had further declared that the connection was so sufficiently remote that it did not preclude her participation in consideration of the matter.

MILLCROFT ROAD, CUMBERNAULD COMPULSORY PURCHASE ORDER

14. With reference to paragraph 7 of the Minute of the meeting of the former Housing and Regeneration Committee held on 24 November 2021, when, *inter alia*, authority had been given to the Head of Legal and Democratic Solutions (1) to prepare all Compulsory Purchase Order documentation, and to take all necessary steps including publication of all statutory notices to secure confirmation of the Compulsory Purchase Order (CPO), for a number of properties at Millcroft Road, Cumbernauld, by Scottish Ministers, and the vesting of the land and houses to the Council, and (2) to progress voluntary acquisitions from owner occupiers in tandem with the promotion of the CPO, as set out within the report, there was submitted a report by the Head of Planning and Regeneration (a) seeking approval to write off debts due to the Council of £145,296.86 from owners of the properties at Millcroft Road, Cumbernauld, which were currently secured to the Council by way of a Repayment Charge and Notice of Payment of Grant, to further strengthen the case for the CPO at Millcroft Road, Cumbernauld being confirmed by the Scottish Government (b) outlining the background to the requirement for the matter to be addressed by the Council prior to submission of the CPO; (c) informing that, as part of the

Council's case for the CPO, as set out in its Statement of Reasons, it must demonstrate that it was doing everything possible to support the re-housing of residents affected by the CPO, and to help address the negative financial impact that the CPO may have on owners and residents, and (d) proposing (A) that the Council support the re-housing of owner occupiers and residents; (B) that should the CPO be confirmed, the Council consider further voluntary acquisitions ahead of the Vesting Date, which would assist with the re-housing of owner occupiers, and with consideration being given to voluntary acquisitions from other remaining owners, and (C) that owners and tenants of private landlords be given full housing options advice regarding re-housing options, including through the Common Housing Register, with residents being awarded priority points under the category of demolition, following confirmation of the CPO, as well as other assessed housing need, in line with the Council's Housing Allocation Policy, which would assist with the re-housing process.

Decided:

- (1) that the write-off of debts, as detailed in Section 2 of the report, amounting to £145,296.86 to support the confirmation of a Compulsory Purchase Order (CPO) at Millcroft Road, Cumbernauld be approved;
- (2) that the voluntary acquisition of further properties at Millcroft Road, Cumbernauld, should the CPO be confirmed by the Scottish Government, be approved;
- (3) that the allocation of priority points, under category of demolition, to residents of Millcroft Road, Cumbernauld to assist with re-housing following confirmation of the CPO be approved, and
- (4) that the report be otherwise noted.

NEW HOUSING SUPPLY PROGRAMME – PROCUREMENT REPORT

15. With reference to (1) paragraph 16 of the Minute of the meeting of the former Housing and Regeneration Committee held on 19 May 2021, and (2) paragraph 8 of the Minute of the meeting of the former Housing and Regeneration Committee held on 24 November 2021, there was submitted a report by the Head of Planning and Regeneration (a) providing an update on the current procurement activity relating to the New Build Programme, and (b) proposing (A) that in line with the Scottish Procurement Alliance (SPA) H2 Framework Agreement Conditions the construction of new build housing at Graham Street, Wishaw, up to the revised value of £3.25m; at King Street, Wishaw, up to the revised value of £1.25m; at Stewarton Street, and Kings House, King Street, Wishaw, up to the revised value of £4.25m, and at the former Methodist Church site, Caledonian Road, Wishaw, up to the revised value of £2.25m, 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, the contract for construction of new build housing at (i) Ravenscliff Road, Motherwell, up to the revised value of £5.4m, be awarded to CCG (Scotland) Limited, and (ii) at Glenacre Drive, Airdrie, up to the value of £3.55m, be awarded to McTaggart Construction, with both projects including a contingency allowance, and (C) that the Council would engage with contractors on the Scottish Procurement Alliance (SPA) (H2) Framework for the projects at Coshneuk Road, Millerston, up to the value of £4m, and at Main Street, Glenboig, up to the value of £1.5m.

Decided:

- (1) that call-off contracts in line with the Scottish Procurement Alliance (SPA) H2 Framework Agreement Conditions for the construction of new build housing at Graham Street, Wishaw, up to the revised value of £3.25m, at King Street, Wishaw, up to the revised value of £1.25m, at Stewarton Street, and Kings House, King Street, Wishaw, up to the revised value of £4.25m, and the former Methodist Church site, Caledonian Road, Wishaw, up to the revised value of £2.25m, be awarded to Hadden Construction Limited, with all projects including a contingency allowance;

- (2) that a call-off contract in line with the Scotland Excel New Build Residential Framework for the construction of new build housing at Ravenscliff Road, Motherwell, up to the revised value of £5.4m, be awarded to CCG (Scotland) Limited, including 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 at Glenacre Drive, Airdrie, up to the value of £3.55m, be awarded to McTaggart Construction, including contingency allowance;
- (4) that the Council engage with the contractors on the Scottish Procurement Alliance (SPA) (H2) Framework for the two projects at Coshneuk Road, Millerston, up to the value of £4m, and at Main Street, Glenboig, up to the value of £1.5m, and
- (5) that the report be otherwise noted.

GENERAL DEBTORS WRITE-OFF 2022

16. There was submitted a report by the Head of Housing Solutions (1) providing a summary of outstanding debtor accounts which were deemed uncollectable following all attempts to recover or which were considered uneconomically viable to continue pursuing, and for debts under £500, amounting to £168,653.09 and written-off by the Head of Financial Solutions under delegated powers; (2) proposing that those debts greater than £500, amounting to £293,699.20, be written-off, with an analysis of the total write-off being detailed within the report, and (3) advising that the Council would continue to make every effort to collect outstanding debts.

Decided:

- (1) that it be noted that the Head of Financial Solutions had written-off debts under £500, amounting to £168,653.09, which were deemed to be uncollectable;
- (2) that a write-off of a number of debts over £500 to the value of £293,699.20 be approved;
- (3) that the report be remitted to the Finance and Resources Committee for consideration, and
- (4) that the report be otherwise noted.

REVENUE BUDGET MONITORING REPORTS

(1) REVENUE MONITORING REPORT – HOUSING REVENUE ACCOUNT

17. There was submitted a report by the Deputy Chief Executive (1) providing a summary of the Housing Revenue Account Financial Performance for the period from 1 April to 22 July 2022 (Period 4); (2) illustrating the projected outturn as at 31 March 2023, 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 a break-even position for the financial year, and (b) that it was anticipated that £1.849m of savings would be delivered by the financial year-end.

Decided: that the financial position of the HRA Revenue Budget 2022/23 be noted.

(2) ENTERPRISE AND COMMUNITIES – REVENUE MONITORING REPORT

18. There was submitted a report by the Deputy Chief Executive (1) highlighting the financial performance of the Enterprise and Communities Service for the period from 1 April to 22 July 2022 (Period 4); (2) illustrating the projected outturn as at 31 March 2023, with major outturn variances highlighted and

explained as per the Council's approved Financial Regulations, and (3) advising, at this early stage in the financial year, that the Enterprise and Communities Service was forecasting a year-end balanced budget position.

Decided: that the financial position of the 2022/23 Enterprise and Communities Revenue Budget be noted.

CAPITAL PROGRAMMES MONITORING REPORTS

(1) HRA CAPITAL MONITORING REPORT – 1 APRIL TO 22 JULY 2022

19. There was submitted a report by the Deputy Chief Executive (1) reviewing progress towards agreed spending plans within the 2022/23 HRA Capital Programmes, and (2) advising that at this stage in the year all programmes were on target for full spend.

Decided: that the financial position of the 2022/23 HRA Capital Programmes be noted.

(2) ENTERPRISE AND COMMUNITIES – CAPITAL MONITORING REPORT

20. With reference to paragraph 5 of the Minute of the meeting 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 Deputy Chief Executive (1) highlighting the financial performance of the 2022/23 Enterprise and Communities Capital Programme for the period from 1 April to 22 July 2022 (Period 4); (2) advising that the Service had a total Capital Budget of £178.647m, and that at this stage in the financial year, the Service was currently forecasting a break-even position, and (3) providing further explanation of project variances and management action taken by the Service as set out in the report and the attached Appendices.

Decided: that the financial position of the 2022/23 Enterprise and Communities Capital Programme be noted.

CONTRACT AWARD FOR RETROFIT OF SPRINKERS AND ASSOCIATED WORKS – PHASE 3-4 NO. TOWER BLOCKS NORTH LANARKSHIRE

21. This item was withdrawn.

CONTRACTS FOR NOTING

(1) CONTRACT AWARD FOR THE PROVISION OF A PAYMENT SOLUTION FOR TOWER LAUNDRIES

22. There was submitted a report by the Head of Housing Solutions (1) informing of a contract award made for the provision of a Payment Solution for Tower Laundries to Electrolux Professional Services, utilising the Negotiated Tendering Procedure (NTP), and (2) advising that the contract was for an initial period of 36 months commencing on 1 February 2022, with the maximum contract value of £93,120.

Decided: that the report be noted.

(2) CONTRACT AWARD FOR MEASURED TERM CONTRACT – BITUMEN MACADAM (BITMAC) REPAIRS 2022-26

23. There was submitted a report by the Head of Housing Property and Projects seeking homologation of the decision taken by the Deputy Chief Executive in awarding the Measured Term Contract for Bitumen MacAdam (Bitmac) Repairs 2022-26 – Lot 1 – Corporate to John McGeady Limited, up to the maximum value of £2.8m, including an extension period, and for Lot 2 – Housing – to Hillhouse Quarry Group Limited, up to the maximum value of £3.9m, including an extension period, with the contract for both Lots being for an initial 18 month period, with the option to extend for additional periods up to a maximum of a further 24 months, at the sole discretion of the Council.

Decided: that the report be noted.

(3) CONTRACT AWARD FOR MEASURED TERM CONTRACT UPVC DOOR AND WINDOW REPAIRS AND MAINTENANCE 2022-2026

24. There was submitted a report by the Head of Housing Property and Projects seeking homologation of a decision taken by the Deputy Chief Executive in awarding the Measured Term Contract for UPVC Door and Window Repairs and Maintenance 2022-2026 to Walker Profiles Limited, with the contract being for an initial period of 20 months, with the option to extend for additional periods, to a maximum of a further 24 months, at the sole discretion of the Council, up to the maximum value of the contract of £7.5m.

Decided: that the report be noted.

CONTRACTS AWARDED BELOW COMMITTEE APPROVAL THRESHOLD

25. There was submitted a report by the Head of Asset and Procurement Solutions intimating that the contracts highlighted within Appendix 1 to the report, had been awarded by him in accordance with the General Contract Standing Orders during the period 1 January to 30 June 2022.

Decided:

- (1) that the contracts awarded by the Head of Asset and Procurement Solutions in the reported period from 1 January to 30 June 2022 be noted, and
- (2) that the report be otherwise noted.