



**MINUTES OF MEETING of the PLACE COMMITTEE held via MS TEAMS at 9.30 am on
THURSDAY 4 NOVEMBER 2021 at 9.30 am.**

PRESENT

Councillor Craig Holden (Convenor)
Councillor Donald Balsillie
Councillor Dave Clark (S)
Councillor Denis Coyne
Councillor Darren Lee
Councillor Jane McTaggart

IN ATTENDANCE

Pete Leonard, Strategic Director (Place)
Iain McDonald, Senior Manager, Environment (Place)
Kate Fleming, Senior Housing Strategy Officer (Place)
Andrew Buchanan, Team Leader, Business Improvement (Place)
Wilson Lees, Homelessness and Supporting People Manager
Elizabeth-Anne Syme, Private Sector Housing Co-ordinator (Place)
Lindsay Sim, Chief Finance Officer, (Partnership & Performance)
Craig Dickson, Accountant (Partnership & Performance)
Saul Milne, Solicitor, Legal and Governance (Partnership & Performance)
Lee Robertson, Solicitor, Legal and Governance (Partnership & Performance) (Clerk to the
Committee)
Melanie Moore, Committee Services, Legal and Governance (Partnership & Performance)

June Anderson, Chair of Clackmannanshire Tenants and Residents Federation was also in
attendance as an observer.

PLC(21)20 APOLOGIES

Apologies were submitted by Councillor Kenneth Earle and Councillor Derek Stewart.
Councillor Dave Clark attended Committee today as substitute for Councillor Earle.

PLC(21)21 DECLARATIONS OF INTEREST

None.

**PLC(21)22 MINUTE OF SPECIAL MEETING OF THE PLACE COMMITTEE HELD ON
9 SEPTEMBER 2021**

The minute of the meeting of the Place Committee held on Thursday 9 September 2021 were
submitted for approval.

Decision

The Minutes of the meeting of the Place Committee held on Thursday 9 September 2021
were agreed as a correct record and signed by the Convenor.

PLC(21)23 FINANCIAL PERFORMANCE 2021/22 – AUGUST OUTTURN

The report, submitted by the Chief Finance Officer, provided an update on the financial performance for the Place Division of the Council in respect of revenue spend for General Fund and revenue and capital spend for Housing Revenue Account (HRA) for the current financial year 2020/21. This was based on forecast information at August 2021. General Fund Capital expenditure will be reported to the Audit Committee on 25 November 2021 as part of the overall Council's financial performance report.

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Dave Clark.

Decision

Having commented on and challenged the report, the Committee agreed to note:

1. the forecast General Fund revenue underspend relating to the Place Division for the year of £(0.062)m;
2. the Housing Revenue Account forecasted revenue underspend of £(0.090)m;
3. the Housing Revenue Account Capital spend forecast underspend of which £(0.468)m which will be carried forward to 2022/23, and
4. the forecasted delivery of planned savings in the year of 96.8%.

PLC(21)24 HOMELESS PERFORMANCE UPDATE

This report, submitted by the Strategic Director (Place), provided an update to Committee on Homelessness presentation rates and performance in managing such presentations.

Motion

That the Committee agrees the recommendation set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Jane McTaggart.

Decision

Having commented on and challenged the report, the Committee agreed to note the report.

PLC(21)25 SCOTTISH HOUSING REGULATOR ANNUAL ASSURANCE STATEMENT

This report, submitted by the Strategic Director (Place), provided a reminder for members on the 2019 changes to the regulatory framework for social housing in Scotland and asks members to note the submission of Clackmannanshire Council's Annual Assurance Statement to the Scottish Housing Regulator (SHR) on 31 October 2021.

Motion

That the Committee agrees the recommendation set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Jane McTaggart.

Decision

The Committee agreed note the 2021 submission of the Annual Assurance Statement to the Scottish Housing Regulator, noting the relevant changes to the regulatory framework for social housing in Scotland and the impact of Covid-19 on our ability to implement the improvement actions required to be undertaken.

PLC(21)26 PRIVATE SECTOR HOUSING REPAIRS LEGISLATION UPDATE

This report, submitted by the Strategic Director (Place), set out the current position in relation to Mixed Tenure works, relating to Housing Revenue Account (HRA) assets. The report details actions including potential pilot considerations, areas of further investigation, resource requirements and aspects which until primary legislation is altered, might not be resolved.

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed to:

1. note the change the 'off the shelf' buying back policy to allow for owners, in certain situations (7.2), to contact the council to ask us to purchase the property, where their property meets the advertised criteria and where the Council would achieve vacant possession and a clean title;
2. agree that legislate changes, such as those envisaged by Housing to 2040, with establishment of a common standard across all tenures could assist with the challenges expressed in this report;
3. explore the mechanism and feasibility of engagement options for homeowners in mixed share works including;
 - a. a 'Golden Share' where the council obtain a percentage of the property value in return for front funding common works,
 - b. consider buying back property in mixed HRA tenure blocks, to facilitate common repairs/improvements and potential allow for sitting tenants/owners to remain in situ,
 - c. consider with legal and finance expertise, whether owners in mixed tenure HRS blocks could pay an ongoing proportionate share of the rent, which would guarantee all communal repairs, maintenance and improvement taking place, without any recourse for any charging mechanisms – i.e. the establishment of a proper factor.
4. note the service is considering examining mixed tenure blocks where the HRA is in minority ownership, to potential dispose of some of all of these assets in line with agreed council policy, where the funds received would be ring-fenced to re-invest in alternative affordable housing supply only;
5. note that process relating to door entry repairs and installations (3.6/3.7);
6. Note the list of future actions highlighted at point 10.0;
7. having commented on and challenged the report, the Committee agreed to note the reminder of the report.

Action

Strategic Director (Place)

PLC(21)27 STRATEGIC HOUSING INVESTMENT PLAN 2022-2027

This report, submitted by the Strategic Director (Place), sought approval of the Strategic Housing Investment Plan (SHIP).

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Jane McTaggart.

Decision

The Committee agreed to approve the Strategic Housing Investment Plan for 2022 – 2027, including the summary 5 year programme of housing sales, detailed in Appendices 1 and 2.

Action

Strategic Director (Place)

PLC(21)28 PRIVATE SECTOR HOUSING ASSISTANCE SCHEME

This report, submitted by the Strategic Director (Place), updated the Committee on the Private Sector Assistance Scheme, to reflect the forthcoming legislative requirements for homeowners in relation to fire safety.

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Jane McTaggart.

Decision

The Committee agreed to note the relevant information on safety and approve the adjustment to the Private Sector Housing Assistance Scheme.

PLC(21)29 REVIEW OF SOIL AND RUBBLE AT RECYCLING CENTRE

This report, submitted by the Strategic Director (Place), provided an update and review to the Committee on the current operational processes of Disposal of soil and rubble at Forthbank HWRC. In accordance of the Council decision of 19 August in relation to the paper on the Household Waste and Recycling Policy.

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Jane McTaggart.

Decision

The Committee agreed to approve:-

1. that the current arrangements for soil and rubble disposal are retained beyond the end of COVID-19 restrictions and are adopted as standard operational procedure at the Forthbank Recycling Centre.
2. that the site conditions be risk assessed to ensure that soil and rubble operations remain safe as reasonably practical for members of the public and site staff.

Action

Strategic Director (Place)

Ends 10:40 hrs

