

**MINUTE**  
**of**  
**CABINET**

**Minute of Meeting held at 10.00am in the Council Chamber, Council Headquarters, Giffnock on 26 October 2017.**

**Present:**

Councillor Tony Buchanan (Leader)	Councillor Danny Devlin
Councillor Paul O’Kane (Deputy Leader)	Councillor Alan Lafferty
Councillor Caroline Bamforth	Councillor Colm Merrick

Councillor Buchanan, Leader, in the Chair

**Attending:**

Caroline Innes, Deputy Chief Executive; Andy Cahill, Director of Environment; Margaret McCrossan, Head of Accountancy (Chief Financial Officer); Phil Daws, Head of Environment (Strategic Services); Shona Fraser, Operations Manager; John Marley, Transportation Coordinator; and Paul O’Neil, Committee Services Officer.

**DECLARATIONS OF INTEREST**

**203.** There were no declarations of interest intimated.

**ESTIMATED REVENUE BUDGET OUT-TURN 2017/18**

**204.** The Cabinet considered a report by the Chief Financial Officer, detailing the estimated projected revenue out-turn for 2017/18 and providing details of the expected year end variances, together with summary cost information for each of the undernoted services as at 18 August 2017:-

- (i) Objective and Subjective Summaries;
- (ii) Education Department;
- (iii) Contribution to Integration Joint Board;
- (iv) Health and Social Care Partnership;
- (v) Environment Department;
- (vi) Environment Department – Support;
- (vii) Chief Executive’s Office;
- (viii) Chief Executive’s Office – Support;
- (ix) Corporate and Community Services Department – Community Resources;
- (x) Corporate and Community Services Department – Support; and
- (xi) Other Expenditure and Income.

Whilst noting that as at 18 August 2017, the estimated year-end position showed a net favourable variance on net expenditure of £2,417,000 or 1% of the annual budget based on

current information, the report highlighted that for General Fund services an underspend of £2,411,000 was projected.

The report indicated that a number of operational variances required management action to ensure that expenditure would be in-line with budget at the end of the financial year. However, at this time, it was expected that management action would lead to all overspends being recovered, that all underspends would be consolidated wherever possible and that spending up to budget levels did not take place.

The Cabinet, having noted the reported probable out-turn position, agreed that:-

- (a) the service virements and operational adjustments be approved;
- (b) management action be taken to remedy the forecast overspend in Environment – Support; and
- (c) all departments continue to closely monitor their probable out-turn position.

## **DELIVERY OF THE LOCAL TRANSPORT STRATEGY AND THE ACTIVE TRAVEL ACTION PLAN**

**205.** The Cabinet considered a report by the Director of Environment, providing an update on progress made to date with the delivery of the Council's Local Transport Strategy (LTS) and the Active Travel Action Plan (ATAP). Summary details of the 2016/17 projects contributing to the LTS together with details of the ATAP were appended to the report.

Having noted the background to the production of the LTS and the development of the ATAP, the report explained that the LTS remained the statutory document in reflecting the Council's interest in regional and national policy development as well as providing strategic direction for transport at a local level.

Whilst noting that to date the LTS had been significant in supporting successful applications for the external funding of projects of importance to the Council, the report highlighted that supporting the existing LTS emphasised the continued relevance of the strategy with a focus on delivery of projects.

Furthermore, the ATAP provided the Council's strategic direction for the provision and promotion of active travel and it was within this framework that the Council's future projects would be prioritised to provide a local contribution to national policy in relation to walking and cycling.

The Cabinet noted the good progress in achieving the outcomes of the Local Transport Strategy and the Active Travel Action Plan.

## **FINALISED DRAFT LOCAL HOUSING STRATEGY (LHS) 2017-22**

**206.** Under reference to the Minute of the meeting of 15 September 2016 (Page 2045, Item 2190 refers), when it was agreed to approve the draft LHS for 2017-22 as the basis for a 10 week public consultation beginning from October 2016, the Cabinet considered a report by the Director of Environment, seeking approval of the finalised 5-year Local Housing Strategy (LHS) 2017-22 produced in line with Scottish Government guidance and through partnership and consultation with local tenants, residents, partner and community organisations. A copy of the strategy was appended to the report.

Whilst noting that the Housing (Scotland) Act 2001 required local authorities to prepare, in accordance with guidance, a Local Housing Strategy (LHS) which was a 5 year plan setting out the strategic direction for housing and related services, the report highlighted that the Strategic Housing Need and Demand Assessment (SHNDA) provided the main evidence base for the LHS and for Clydeplan which was the Strategic Development Plan (SDP) for the Glasgow and Clyde Valley region which had been published in July 2017.

The report explained that the SHNDA identified the requirements for affordable and private market housing over the medium and longer term at the regional housing market area and local authority levels and that the finalised LHS for 2017-22 centred around four strategic housing priorities, with specific outcomes and targets linked clearly to the relevant community plan outcomes, details of which were outlined in the report.

The Cabinet:-

- (a) approved the finalised East Renfrewshire Local Housing Strategy 2017-22; and
- (b) authorised the Director of Environment to submit the strategy and associated documents to the Scottish Government.

## **HOUSING SERVICES ANNUAL PERFORMANCE REPORT ON THE SCOTTISH SOCIAL HOUSING CHARTER**

**207.** The Cabinet considered a report by the Director of Environment, advising of the Council's performance in the Annual Return on the Scottish Social Housing Charter (ARC) to the Scottish Housing Regulator (SHR). A copy of the 2016/17 performance report was appended to the report.

The report explained that the annual report detailed the Council's performance and progress across key indicators which were noted as Rents and Arrears; Tenant Satisfaction; Quality and Maintenance of Homes; Housing Maintenance; Neighbourhoods; Access to Housing; and Allocations.

Furthermore, in addition to the ARC return, the SHR also gathered information on other areas of service and that the provision of temporary accommodation had been raised as a concern by the SHR, particularly in relation to the use of bed and breakfast accommodation and ensuring temporary accommodation was always available to those who required it. It was noted that this issue was being monitored through the local scrutiny plan.

The report highlighted that in comparison with other Scottish councils and all Scottish landlords in Scotland in approximately 70% of the indicators, the Council performed above the Scottish council average and also performed above the Scottish average for all landlords in key areas including maintaining its homes, tackling anti-social behaviour and adaptations.

The Cabinet agreed to note the performance for the Annual Return on the Scottish Social Housing Charter.

## **STRATEGIC HOUSING INVESTMENT PLAN 2018-23**

**208.** The Cabinet considered a report by the Director of Environment, seeking approval for the proposed Strategic Housing Investment Plan (SHIP) 2018/19 to 2022/23 for submission to the Scottish Government. A copy of the SHIP programme tables for years 1 to 3 (i.e. 2018-21) was appended to the report.

The report outlined the key highlights of the SHIP which included the Council's aim to build 567 units of social rented housing in the first 3 years of the programme and that in the following 2 years it aimed to build 146 units for social rent. Details of how the SHIP resources had been focused were also outlined in the report. It was noted that resources would be directed mainly towards the delivery of social rented homes (including Council), as opposed to homes for low cost sale or at mid-market rent levels. In addition, there would be proposals for affordable housing to meet a range of needs, including smaller and family homes, and those suitable for the elderly and disabled; and developments with the greatest certainty over timing and deliverability.

The report concluded by highlighting that historic challenges had been associated with delivering the SHIP programme, both in relation to project slippage and the ownership of sites, and despite of overprogramming. These risks would be mitigated as far as possible by ongoing monitoring of delivery of the agreed programme, as well as continuing to identify land and other projects going forward which could address the shortfall of affordable homes in East Renfrewshire.

The Cabinet:-

- (a) approved the East Renfrewshire Strategic Housing Investment Plan 2018/19 to 2022/23 for submission to the Scottish government by 31 October 2017; and
- (b) noted that a further report would be submitted to a future meeting in relation to the resulting Strategic Local Programme Agreement (SLPA) with the Scottish Government, which would confirm the programme of housing projects to be funded locally over the next 3 years.

CHAIR