

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

**Minute of Meeting held at 10.00am in the Council Chamber, Council Headquarters, Giffnock on 10 November 2016.**

**Present:**

Councillor Jim Fletcher (Leader)  
Councillor Danny Devlin  
Councillor Elaine Green

Councillor Alan Lafferty  
Councillor Ian McAlpine  
Councillor Vincent Waters

Councillor Fletcher, Leader, in the Chair

**Attending:**

Lorraine McMillan, Chief Executive; Andy Cahill, Director of Environment; Andy Corry, Head of Environment (Operations); Phil Daws, Head of Environment (Strategic Services); Shona Fraser, Environmental Services Manager; and Paul O'Neil, Committee Services Officer.

**Apology:**

Councillors Tony Buchanan and Mary Montague.

**DECLARATIONS OF INTEREST**

**2253.** There were no declarations of interest intimated.

**CAPITAL PROGRAMME RE-ALLOCATION**

**2254.** The Cabinet considered a report by the Director of Environment, providing details of the proposed re-alignment and alteration of the Roads and Transportation General Fund Capital Programme. A copy of the re-allocated programme was appended to the report.

The report explained that in September each year, the Roads and Transportation Service re-assessed its Capital Programme to ensure that the schemes were on target and that the budget allocations remained appropriate. It was noted that this year it had been confirmed that the allocations for the re-alignment of Aurs Road and the replacement of Aurs Road Bridge would be met from the City Deal Fund.

The report highlighted that the Roads and Transportation Capital Programme had been reviewed to take account of this resulting in an additional £339,000 being made available for roads projects. Full details of the existing schemes which would be re-allocated together with details of three new schemes which were proposed due to the assessment of current conditions were outlined in the report.

The Cabinet **recommended to the Council** the approval of the proposed re-allocation of the Roads and Transportation Capital Programme as set out in Appendix 1 to the report.

## **COUNCIL HOUSE BUILDING PROGRAMME**

**2255.** The Cabinet considered a report by the Director of Environment, seeking approval in principle to build up to 120 new Council houses over the next 3 to 5 years which would be owned and managed by the Council and inviting the Cabinet to note the intention to consult upon the proposals in accordance with the provisions of the Housing (Scotland) Act 1987.

The report highlighted that changes in the subsidies available to local authorities for council housing had presented the Council with a major opportunity to increase the size of its portfolio which would assist in addressing local housing need. It was proposed to build up to 120 new Council houses in Barrhead and Newton Mearns over the next 3 to 5 years and that thereafter the intention would be to expand the proposal should this prove possible. The houses would be built on land in the ownership of the Council together with the sites being selected from those identified for housing in the existing Local Development Plan and the new proposed Local Development Plan.

Furthermore, it was noted that an options appraisal would be undertaken for each site to determine the appropriate house types and size required in relation to the capacity of the site and the local demand for housing. A key feature of the Council house building programme would be the creation of communities that would provide not just new houses, but homes within a wider environment that maximised the enjoyment of the households that would occupy them.

The Cabinet:-

- (a) approved in principle, and subject to consultation, the proposal to build up to 120 new Council homes over the next three to five years which would be owned and managed by the Council;
- (b) noted the intention to expand the proposal if this proved possible; and
- (c) noted the intention to consult upon the proposals as outlined in the report.

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

**2256.** The Cabinet considered a report by the Director of Environment, providing details about 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 return was appended to the report.

The report explained that the Scottish Social Housing Charter (the Charter) required each landlord to provide the SHR with details of performance against 37 performance indicators and information for 32 contextual indicators by 31 May each year. This was known as the ARC.

It was noted that upon receipt of the information the SHR produced a landlord report for every social landlord in Scotland and published this on its website by the end of August each year. The remaining responsibility of each social landlord was to publish their performance against the Scottish Social Housing Charter by October each year to tenants and customers.

The SHR used the information from the ARC and other sources to determine the key areas of risk identified in the local scrutiny plan for each local authority.

The report explained that Housing Services had made significant progress and improved the service throughout highlighting that in about 70% of the performance indicators the Council performed above the Scottish average and above the Scottish council average. In particular, it was noted that when assessing tenant satisfaction, the Council performed better than the average in 8 of the 10 areas compared to other Scottish councils and in 5 of the 10 areas when compared to all Scottish landlords.

The report also highlighted that since the introduction of the Charter, Housing Services had delivered improvement across the service particularly for the quality of housing and housing maintenance. These improvements had not only enhanced services to tenants but also delivered efficiencies that had been re-invested into the service. The performance statistics showed a high level of improvement in the delivery of services, and work was underway to ensure continuous improvement.

The Cabinet noted the performance for the Housing Services Annual Performance Return on the Scottish Social Housing Charter.

## **STRATEGIC HOUSING INVESTMENT PLAN 2017/2022**

**2257.** The Cabinet considered a report by the Director of Environment, seeking approval of the proposed Strategic Housing Investment Plan (SHIP) 2017-22 for submission to the Scottish Government. A copy of the SHIP 2017-22 programme was appended to the report.

The report explained that Scottish Government required local authorities to supplement their Local Housing Strategy (LHS) with a Strategic Housing Investment Plan (SHIP) which must set out in detail the Council's affordable housing investment priorities for the following 5 years. The SHIP identified where land, public subsidy and other resources would be used to address affordable housing needs in the local housing market, and drove the allocation of Scottish Government Affordable Housing Supply Programme (AHSP) funding to projects in East Renfrewshire.

The SHIP indicated that in Years 1 to 3, a total of 341 units of social rented housing could be provided with a further 79 units being provided in Years 4 to 5. The number of affordable properties for sale was still to be determined. Summary details of the investment proposals for the development of new affordable housing in the SHIP 2017-22 were outlined in the report highlighting that there were likely to be challenges associated with delivering the programme, given historic project slippage and despite over programming. However, it was noted that such challenges would be mitigated as far as possible by monitoring delivery of the agreed programme, and identifying 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 2017-18 – 2021/22 for submission to the Scottish Government for review by 20 November 2016; and

2102

- (b) noted that a further report would be submitted to a future meeting of the Cabinet 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 new three years.

CHAIR