



13 January 2020

Dear Member

Clydesdale Local Housing Forum

You are invited to attend a meeting of the Clydesdale Local Housing Forum.

Date: Tuesday 21 January 2020
Time: 2.00 p.m.
Venue: Memorial Hall, St Leonard Street, Lanark

Agenda

1. Apologies
2. Minute of Previous Meeting
3. Matters Arising
4. Local Updates: Rigside
LanTRA
Sheltered Housing
5. Update from Tenant Participation Co-ordination Group
6. Housing Update
7. Any other Competent Business
8. Date and Time of Next Meeting: Tuesday 18 February 2020 at 2.00 p.m.
Memorial Hall, Lanark

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Clydesdale Local Housing Forum Meeting

Working in association with Housing and Technical Resources

Tuesday 19 November 2019
Held in Memorial Hall, Lanark

Present
Mr E Archer
Mrs M Parton
Mrs M A Patrick
Mrs J Ramage
Mrs G H Steven
Councillor C McClymont
Sharon Egan, SLC
Jacqueline McLeish, SLC
Stephen Connor, TIS

Apologies
Mr W Hamilton
Mr I Mitchell
Mr A Patrick
Mrs M Lindsay
Councillor P Corbett
Councillor R Lockhart
Councillor E Logan
Councillor I McAllan
Councillor C McGavigan
Councillor J Marrs

1. Previous Meeting and Matters Arising

- 1.1 Previous minute was approved by M Parton and seconded by G Steven.
- 1.2 S Egan provided an update in relation to the Cruden properties, advising that she had met with F McCafferty, Head of Property Services. Surveys will take place of Cruden properties in outlying areas. Programme of works will put in place. W Hamilton and I Mitchell have been updated on this.
- 1.3 Noted that the plaque for Springbank Cemetery is on order.
- 1.4 J McLeish noted that the caravan had been removed from Douglasdale Street by Environmental Health. Noted that the Housing Officer is currently dealing with tidying up of the demolition sites in Rigside.
- 1.5 New Build, Carluke - noted that the 3rd block has now been handed over.

2. Local Updates

2.1 Rigside

No update available.

2.2 LanTRA

M A Patrick provided an update as follows:

- Last meeting was held on 17 October.
- CHA New Build – possible walk round of properties to compare with SLC new build. M A Patrick thanked S Egan for the opportunity of walking round the Carluke new build.

- Possible guest speakers for LanTRA meetings next year. D Lowe and C Mitchell also attending in May next year.
- J McLeish noted that Smyllum walkabouts are to be reviewed in the New Year as there has been a poor turnout recently.

2.3 Sheltered Housing

- G Steven noted that the Halloween party held on 31 October was very successful.
- Noted celebration/entertainment arranged on 27 November for St Andrews Day.
- Tenants meeting will be held on 4 December.
- Noted an incident that took place today when G Steven was crossing South Vennel. SLC van travelling too fast. J McLeish noted that various resources and visitors to the Council offices use the vans. This issue should be reported to the Police.
- Councillor McClymont noted that she had attended the Annual Tenants' Meeting at Glebe Court recently.

3. Rent Setting Consultation

J Ramage was disappointed in the turnout at the meeting today and requested that letters be delivered to promote and publicise future rent setting consultation meetings. S Egan advised that staff were encouraging people to complete and return surveys.

S Egan talked through the Introduction Paper, circulated handouts and discussed rent affordability toolkits.

S Egan asked for thoughts/comments on the handout. J Ramage noted that there were too few people in attendance to discuss or make any decisions, although agreed with the three year rent strategy and to review this annually. Also agreeing with the 3.95% increase in rent level.

Councillor McClymont noted that most people would opt for a lower rental increase but would not be aware of the repercussions of this.

4. Tenant Participation Co-ordination Group

S Conner provided an update:

South Lanarkshire Tenant's Development Support Project Update

Tenant Participation Coordination Group

Following the Scottish Housing Regulator publishing its Scottish Social Housing Charter report in September the TPCG met on 22nd October to benchmark the Council's performance on the 2018-19 Annual Return on the Charter. The group compared the Council's key performance indicators against previous years as well as against its peer group Aberdeen City, City of Edinburgh, Fife and North Lanarkshire and additionally the Scottish national average.

Budget Scrutiny Group/Panel

The Budget Scrutiny Panel met on 17th October to compare the Council's Housing Revenue Account against previous years as well as taking into consideration the Council's annual budget and rent setting proposals for 2020-21. The Panel considered the Council's performance on the Annual Return on the Charter and identified areas of service for further scrutiny and questioning. The Panel met with housing heads of service on Monday 11th November to put forward a series of questions to identify impacts of the proposed annual budget and rent setting on the housing service delivery for 2020-21. Findings will be published within a report and presented at the *Conversation Café* closing event on Tuesday

10th December. Findings from the session will be used to supplement a report to elected members ahead of Housing and Technical Resources seeking approval of the annual budget proposals in February.

Customer Scrutiny Group

Following the Customer Scrutiny Group's scrutiny exercise into *Access to Homelessness Information/Advice in South Lanarkshire* and submitting the subsequent report on 13th September they will be meeting with the Council on 14th November to discuss feedback on the findings and recommendations.

Larkhall Youth Housing Forum

The Larkhall youth housing forum sessions continue to take place. The last session focused on '*What is social housing and who is it for?*' and '*What does it take to run a house?*'

The next session is due to take place on Wednesday 20th November and will focus on '*what makes a thriving Larkhall community*' and also '*the younger generation are engaged in housing services and help to influence decision making*'.

The idea behind the session is to identify what the younger generation of Larkhall are passionate about in terms of their local community and how we can best establish meaningful participation moving forward. Hopefully this will allow us to work in partnership to deliver priorities.

Wylter Tower Caretaking Service Review

The Project has been supporting Wylter Tower Tenants and Residents Association to work in partnership with the local housing office to pilot a review of the caretaking service provided at Wylter Tower, Hamilton.

The partnership review has successfully delivered transparency of the roles and responsibilities of the caretaking service in terms of frequency of duties/tasks for the residents as well as supports the council to meet customer expectations. Revised information posters have been developed and will be signposted within Wylter Tower.

This achievement supports the delivery of the Council's *Customer Involvement Strategy* where strategic outcomes 3 and 4 are '*customers help to drive continuous service improvement*' and '*customers help to shape change and make a difference*' respectively.

5. Housing Update

- 5.1 S Egan noted the Smyllum Action Plan is ongoing. Noted there has been a reduction in void properties in the Smyllum area (2 compared to 16 last year). Housing are working closely with Environmental Health and Police, CCTV is currently in place and three fixed penalty notices have been issued for fly tipping.
- 5.2 Community Safety Funding – Harm Reduction Team starting in January in Smyllum.
- 5.3 Councillor McClymont asked if there was any CCTV evidence of dog poo in the Smyllum area. S Egan advised that no concerns had been raised recently. CCTV footage of dog owners letting their dogs poo can be used as evidence to issue fixed penalty notices.
- 5.4 J Ramage asked about the number of void properties currently in Rigside. S Egan advised that the voids had increased again and had been drained down for the winter period.
- 5.5 J Ramage noted that the community hall roof (attached to the school) in Rigside has been damaged and water is coming in. J McLeish to contact Education regarding this issue.
- 5.6 Councillor McClymont asked if the Mystery Shopping result was available. S Conner noted that there had been an improvement from the previous exercise. S Egan advised that this had been discussed at the Area Housing Services Managers Meeting.

6. A O C B

- 6.1 J McLeish advised that Alison Graham, Repairs Manager will attend the January meeting of the Forum.

Performance will also be discussed at the January meeting.

7. Date of Next Meeting and Venue

The next meeting will be held on Tuesday 21 January 2020 at 2.00 p.m. in the Memorial Hall, St Leonard Street, Lanark.

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