



Dear Member

Larkhall Local Housing Forum

Date: Tuesday 28 January 2020  
Time: 4.00 p.m.  
Venue: Larkhall Community Centre, Montgomery Street, Larkhall.

#### Agenda

1. Welcome
2. Previous Minute
3. Rent Management Policy
4. Police Update
5. TPCG Update
6. Housing Update
7. AOCB
8. Date of Next Meeting - Tuesday 25 February 2020

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## Larkhall Housing Forum Meeting

Working in association with Housing and Technical Resources

Tuesday 26 November 2019

The Lounge, Larkhall Community Centre, Montgomery Street, Larkhall

Note of meeting held in the Lounge, Larkhall Community Centre, Montgomery Street, Larkhall

### Present

M Campbell	South Lanarkshire Council
A Muir	South Lanarkshire Council
S Connor	SLTDSP
R Murray	LATRA
R Lewis	LATRA
J Wilson	NTRA
PC S Lawrie	Police Scotland
Councillor P Craig	South Lanarkshire Council
M Gilfillan	OPOP
J Gilfillan	STA

### Apologies

Councillor Nailon	
Councillor Carmichael	
Councillor J Burns	
Councillor I Dorman	
C Graham	South Lanarkshire Council

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### 1. Introductions and Welcome

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1.1 M Campbell welcomed everyone to the meeting. Introductions were made.

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### 2. Previous Minute

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#### 2.1 Benches at Robert Smillie

M Campbell confirmed that C Graham had now received some quotes and 3 bench types have been selected for exact costings to be established.

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### 3. Police Update

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3.1 There have been no major spikes in relation to assaults, housebreaking or thefts.

3.2 Intelligence and information from members of the public resulted in a significant amount of drugs found within premises in the Larkhall area last month.

- 3.3 A person received a 17 month sentence this week for major housebreaking. The person is already serving a sentence for disqualified driving, therefore the sentences will run concurrent.
- 3.4 There have been some speeding issues at Robert Smillie Crescent and Glen Avenue. Road Traffic Section have been contacted for assistance with a couple of initiatives currently running in the area.
- 3.5 A vehicle accident occurred last night at the Co-op and this is being dealt with.
- 3.6 A robbery took place at Church Street last week with the culprit being immediately identified and arrested the following day.
- 3.7 M Gilfillan advised that quad bikes are still in the Morgan Glen area and using the path from the old motor cross. PC Lowrie advised there have been very few calls to this area with the majority of calls relative to the Stonehouse area.

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#### 4. Rent Setting 2020/2021

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- 4.1 A Muir delivered a presentation on the Budget and Rent Setting for 2020/2021. The presentation covered:-
- Tenant Involvement and Consultation
  - Rent Affordability
  - What Influences Our Proposals
  - Rent Level Considerations
  - Next steps
- 4.2 A discussion took place and the following points were noted:-
- Good to set rents over a longer period – tenants then know what they are paying long term.
  - Investment priorities will help keep stock in good condition. Important that environmental works are part of this as this has an impact on how areas look.
  - Recognise that the agreed rent increase of 3.95% helps deliver the investment priorities and still means the rents are affordable.
- 4.3 A Muir stated that it was important to get as many views as possible from tenants and encouraged group members to complete the survey.
- 4.4 R Murray requested figures on replacement doors and windows and areas to be targeted. It was agreed this item would be placed on the March agenda and John Smith, Investment Officer would be invited to attend.
- 4.5 Councillor Craig suggested insulation for heat loss should be the next main focus.

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#### 5. TPCG Update

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- Tenant Participation Coordination Group
- 5.1 S Connor advised that the Tenant Participation Coordination Group (TPCG) met on 22<sup>nd</sup> October, 2019 to benchmark the council's performance on the 2018-19 Annual Return on the Charter. This has been used to inform discussions with the Customer Scrutiny Group (CSG) on the next scrutiny activities.
- 5.2 A Muir stated that at the last meeting of the CSG on 14<sup>th</sup> November, 2019 there had been an initial discussion on what the next scrutiny activities should be. It was agreed that the

service, through the Benefits are Changing Team (BACT) provided to customers affected by welfare reform would provide a good focus.

#### Budget Scrutiny Group/Panel

- 5.3 S Connor stated that the Budget Scrutiny Panel met on 17<sup>th</sup> October 2019 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.
- 5.4 The Panel met with the heads of service on Monday 11<sup>th</sup> November 2019 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 10<sup>th</sup> December, 2019.
- 5.5 S Connor advised that the Christmas 'conversation café' closing event will take place on 10<sup>th</sup> December, 2019 in the Town House. The event has been widely publicised and it is encouraging to see how many tenants have advised so far that they wish to attend the event. S Connor then advised that there will be a report produced by SLTDSP and BSG on the outcome of consultation which will supplement a report to Housing and Technical Resources where approval of the annual budget proposals will be sought in February, 2020.

#### Customer Scrutiny Group

- 5.6 S Connor stated that the scrutiny exercise into Access to Homelessness Information/Advice in South Lanarkshire has been completed. A report from the CSG was submitted to the council in September. A meeting of the CSG took place on 14 November 2019 where the council responded to the recommendations and presented an action plan. Through this exercise a few homeless service users have indicated that they wish to be further involved.
- 5.7 A Muir stated that this had been a good piece of work carried out by the group and that this had been recognised by the Housing Services Management Team.

#### Larkhall Youth Housing Forum

- 5.8 Following the two previous sessions at Larkhall Academy there was a lunchtime session on 20 November 2019. Twelve pupils attended this and it was agreed to formally establish a Larkhall Youth Housing Forum.
- 5.9 R Murray acknowledged the hard work carried out by C Graham and S Connor in relation to these sessions. He also stated that this was a key achievement and that the Larkhall Local Housing Forum is looking forward to working with the Larkhall Youth Housing Forum.
- 5.10 A Muir advised that in developing and improving engagement opportunities for young people the council in partnership with SLTDSP will continue to support and develop the Larkhall Youth Housing Forum. An evaluation will be undertaken during spring 2020 and from this consideration will be given to establishing opportunities for engaging young people in other areas across South Lanarkshire.

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## 6. Housing Update

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### 6.1 Nevison Street Initiative

M Campbell advised that she and C Graham had met with S Connor and a representative from Community Empowerment Team in relation to an Initiative in Nevison Street. M Campbell explained that there were a number of issues in the area in terms of anti-social behaviour, rubbish, garden maintenance and high turnover of tenancies, resulting in difficulties allocating properties. The initiative will also include Mason Street and Firbank Avenue.

The main focus would be:-

- Establishing resident's priorities
- Setting up a Tenant's and Residents Association
- To consider the spare ground
- Estate management issues

It is hoped a meeting will take place at end January. We propose to visit residents in the area and hand deliver posters to promote interest. Elected Members will also receive an invite.

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## 7. AOCB

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- 7.1 Councillor Craig enquired about Clyde Valley Housing Association properties in Union Street. M Campbell confirmed that CVHA are part of our Homefinder partners and all housing lists are likely to be considered in terms of the allocations.
- 7.2 R Murray requested a breakdown of Clyde Valley Stock in the Larkhall area. M Campbell will provide.
- 7.3 It was agreed new agenda items will be agreed. Previous suggestions for future meetings include Environmental Health, Mark McManus Big Survey, Gypsy/Traveller Community.

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## 8. Date of Next Meeting

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Tuesday 28 January 2020 at 4pm in Larkhall Academy, Broomhill Road, Larkhall

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