

EXCERPT FROM SPECIAL HOUSING COMMITTEE OF 20 APRIL 2005

HOUSING STOCK OPTIONS APPRAISAL (Item 8, page 374, 03/07)

1. There was submitted a report dated 4 April 2005 (circulated) by the Executive Director of Neighbourhood Services which informed of the outcome of the Housing Stock Options Appraisal recently carried out by DTZ Pieda, on behalf of the Council, and invited Members to consider the options as presented.

The Committee received a presentation on the Housing Stock Options Appraisal from Anna Evans of DTZ Pieda.

Following discussion, and consideration of the issues concerned, Councillor Kelly seconded by Councillor Cree moved:-

- C**
- (i) to recommend to Council the adoption of a strategy of whole stock retention, on the basis of careful management of such a strategy within the context of the Standard Delivery Plan and the application of a robust business planning approach to the delivery of the housing service involving action to mitigate the risks involved in retention including the following, all of which would be subject to regular review:-

- Development of the Standard Delivery Plan to ensure delivery of the Scottish Housing Quality Standard;
- Development of robust investment planning systems to ensure the Standard Delivery Plan is delivered in practice;
- Continue development of the tenant involvement and consultation process to ensure tenants are more fully involved in service development and monitoring;
- Continued change management to deliver performance improvement across the housing service, including Building and Works as it relates to the delivery of the repairs service;
- Consideration of whether some negative value partial transfers may be of benefit to the stock (retained and transferred) and contribute to the Council's wider regeneration objectives;
- Managing costs down in line with reducing stock numbers, including HRA and General Fund costs;
- Increasing rents at RPI plus 1% per annum;
- Development of an HRA business plan to articulate the change required under retention, approved by the Council with commitment to deliver over the long term; and

- (ii) otherwise, to note the terms of the report.

Councillor Willie Coffey seconded by Councillor Reid moved as an amendment to recommend that the Council should not transfer any of its housing stock, whether in full or in part, and instead should commit to a proactive strategy focussing on stock retention and service improvement in full consultation with Council tenants and staff, and that the Council recognise that current Scottish Executive policy of providing

C

grants and debt write-off in support of approved stock transfers should be recognised as having an adverse impact on current and future service planning for the public rented sector, particularly within East Ayrshire .

On a division by a show of hands the motion was carried by 12 votes to 3

SN/SR