

# STIRLING COUNCIL

**MINUTES of MEETING of the ENVIRONMENT & HOUSING COMMITTEE held as a VIRTUAL MEETING via MICROSOFT TEAMS on THURSDAY 24 SEPTEMBER 2020 at 10.00 am**

## Present

Councillor Jim THOMSON (Convener)

Councillor Martin EARL	Councillor Alastair MAJURY
Councillor Danny GIBSON	Councillor Ross OXBURGH
Councillor Graham LAMBIE	Councillor Alasdair TOLLEMACHE
Councillor Alasdair MACPHERSON	Councillor Evelyn TWEED

## In Attendance

Stephen Clark, Chief Officer - Housing  
Christina Cox, Service Manager - Planning & Building Standards  
Graham Gibson, Senior Media Officer, External Communications  
Dan Hartles, Team Leader – Safer Communities  
Linda Hill, Regulatory Service Manager (Secondment) - Housing and Environment  
Drew Leslie, Service Manager - Infrastructure, Assets & Support  
Kirsty MacLeod, Fleet Co-ordinator - Environment Services  
Bruce McClure, Senior Manager - Delivery of City Regional Deal, Infrastructure and Environment  
Gillian McKenzie, Accountant - Accounting Operations  
Isabel McKnight, Chief Operating Officer, Communities & Performance  
Kevin McCormick, Waste Services Manager - Environment Services  
Bruce Reekie, Senior Manager - Environment & Place  
Brian Roberts, Chief Operating Officer - Infrastructure  
Stephen Swan, Service Manager - Housing Property and Asset Management  
Michelle MacDonald, Governance Officer (Clerk)  
Mary Love Committee Officer (Minutes)

## AGENDA

The Convener intimated his intention to alter the order of the Agenda. The items were taken in the order minuted below.

### EH195 APOLOGIES AND SUBSTITUTIONS

There were no apologies submitted.

### EH196 DECLARATIONS OF INTEREST

Councillor Alasdair Tollemache, declared an interest in agenda item E198 *Petition – On The Verge - Keep The Wildflowers Of Stirling Blooming*, as this item was supported by Stirling Baptist Group, which Councillor Tollemache was a member of. However, having taken advice on this matter, Councillor Tollemache informed Members that he would partake in the determination of this item.

## **EH197 URGENT BUSINESS BROUGHT FORWARD BY THE CHAIR**

There were no items of urgent business.

## **EH198 PETITION – ON THE VERGE - KEEP THE WILDFLOWERS OF STIRLING BLOOMING**

The report set out to respond to the items raised within the petition “Keep the Wildflowers of Stirling Blooming”, submitted by the petitioner, of “On the Verge”, a local voluntary environmental group, who requested that the Council revised its standards of grass cutting maintenance to encourage more diverse environmental habitats.

The Petitioner provided Members with a detailed outline of suggestions noted within the petition and highlighted the multiple benefits to be gained by adopting the cut and collect method as a policy, which included savings in annual grass cutting bills, adopted by other local authorities such as Dorset County Council, who rolled out the method and saved in excess of 25%. This method would also reduce carbon emissions, as the machinery would be used less often and create automatic pollinated population, which would have a positive impact on the bio diversity within Stirling.

Potential challenges using this method could be associated to the purchase of specialist machinery, however, the suggestion of seeking private sponsorship was made as an option. Compost sites were also discussed with regard to where cuttings would be placed and it was noted that Scottish Environment Protection Agency (SEPA) were in agreement, however further discussion would be required to take place.

The Senior Manager, Environment and Place acknowledged the petition and responded to various questions from Members. It was noted that, should the petition be approved, a report containing information regarding a pollinator strategy, which was supported by the Scottish Government, would be brought to the Environment & Housing Committee in early 2021. Action plans noted within the strategy were outlined to Members. Engagement and consultations with local communities would take place in the interim period, in order to take on board views and opinions in relation to the proposed action plans in the pollinator strategy.

Discussion took place regarding para 2.8 in the report which detailed action plans for officers and it was agreed that the content should be noted within the recommendations to the report.

### **Decision**

Committee agreed to note the responses in regard to the wishes of the petitioner and actions taken and agreed to the approach listed by Officers in paragraph 2.8 of the submitted report.

(Reference: Report by Senior Manager – Environment and Place, dated 14 September 2020, submitted).

## **EH199 MINUTES OF MEETINGS – 6 FEBRUARY 2020**

The Minutes of the Environment & Housing Committee held on 6 February 2020 were submitted for approval.

### **Decision**

The Committee approved the Minutes of the Meetings held on 6 February 2020 as a correct record of proceedings.

## **EH200 ROLLING ACTION LOG**

The Action Log provided an update on actions from previous meetings. The following information was provided for inclusion:

EH136 – Report on Dog Fouling to be presented to the next meeting of the E&H Committee.

EH191 – Briefing Note on options available for cardless parking payment to be circulated to Committee Members.

EH152 –details regarding reporting on fixed penalty notices and community engagement to be included in future reporting.

EH165 – Update on progress to be presented to next meeting of the E&H Committee.

EH165 - Interim update on progress to be circulated to Members.

EH127 – Update on Dunblane Community Parking Management Plan to be provided to Councillor Tollemache.

### **Decision**

The Committee agreed to note the Rolling Action Log.

## **EH201 PERFORMANCE & STRATEGIC PRIORITIES PROGRESS REPORT**

The report presented the latest information on the performance indicators overseen by the Environment & Housing Committee.

The Chief Operating Officer – Infrastructure & Environment introduced the report and discussed questions from Members with regard to performance indicators detailed within the report. The effects of Covid-19 had created a delay in the re-letting of properties which required work, which then had increased the length of time tenants were in temporary accommodation.

Discussion took place around insurance claims for potholes and it was agreed that further information regarding the progress of these claims would be provided to Councillor Alastair Majury.

### **Decision**

Committee agreed to note performance of reported indicators within the Committee Scorecard as detailed in Appendices 1 and 2 to the report.

(Reference: Report by Chief Operating Officer – Infrastructure & Environment, dated 14 September 2020, submitted).

## **EH202 SAFER COMMUNITIES – ENFORCEMENT UPDATE**

The report provided an update to the Committee on enforcement action undertaken by the Safer Communities Team (SCT) between 1 February 2020 and 31 July 2020.

It was noted that the Covid-19 lockdown had been a challenging period for the Enforcement Team, due to staff shortages and restrictions, resulting in a decrease in enforcement activity during this period.

Discussion took place regarding information captured within the Enforcement Action Summary and it was agreed that information on engagement with dog owners/walkers, abuse of officers' cases were to be included in future reports (including zero figures).

It was also agreed that details of ASB cases (reported cases v active cases) would also be included in future reports.

Discussion took place around the Safer Communities Enforcement Update appended to the report and it was noted that a plan for a re-structure within the Service was being undertaken and agreed that a briefing on this information would be circulated to Members.

It was also agreed that circulation of information on police enforcement v council officer enforcement would be discussed at next joint meeting with Police.

### **Decision**

Committee agreed to note the contents of the report.

(Reference: Report by Senior Manager – Infrastructure, dated 14 September 2020, submitted)

## **EH203 AWARD OF CONTRACT: PROVISION OF THE SUPPLY OF TRADE MATERIALS AND ASSOCIATED SERVICES – HOUSING AND OPERATIONS**

The Council was seeking approval to award a contract that would secure the provision of trade materials and associated services for Housing Services.

The existing operating model resulted in a range of inefficiencies, primarily around the lack of a fully integrated stock management process and a single collection point for operatives.

The new contract would bring materials which were currently supplied across a number of different contracts within the scope of a single contract, providing a single point of contact for operational staff and a single store location for materials.

Further, the associated services element of the contract would replace the Council's existing Housing store provision and provide a fully integrated process for the ordering, replenishment and payment of core stock and non-core items.

Overall the contract would provide long-term stability for the Council and should result in a considerable associated savings and efficiencies.

The Chief Officer – Housing introduced the report and responded to a number of questions from Members.

It was noted that should the contract be approved by Committee, it would be reported to the Environmental & Housing Committee on an annual basis. Trade Unions had expressed concern around this matter, however, it was noted that discussions between senior managers and trade unions had taken place and the trade unions would be fully engaged as part of an implementation group to discuss implicating projects going forward.

### **Decision**

Committee agreed to note the contents of the report.

(Reference: Report by Chief Officer – Housing, dated 14 September 2020, submitted).

Councillor MacPherson left the Meeting at this point in the proceedings.

## **EH204 SUPPLY OF QUARRY MATERIALS**

The aim of this tender was to secure the provision of quarry materials, including; bitumen bound and dry-bound quarry materials used in road and footway resurfacing and recycled roadstone. It also included for the supply of ready-mixed concrete to facilitate the maintenance of the Council's road network.

Due to the provisional estimated value of the framework contract over a four year period, the contract required Committee approval.

The Senior Manager – Environment & Place introduced the report and responded to various questions from Members. Following a Member question on the pricing methodology used, it was noted that due to a flaw in evaluation in terms of the pricing structure created, the process was halted, as it would not have provided best value. Delivery schedules were subsequently re-evaluated, different lots were received which provided the Service with a better value. An internal framework was now in place to support this process going forward. The contract had been ready to implement at an earlier stage, however, due to Committee dates being re-scheduled following Covid-19, the initial contract commencement date had now passed, however, no formal date was required to commence the contract, if approved.

### **Decision**

Committee agreed to approve the award of each of the four Lots as set out in the Considerations section.

(Reference: Report by Senior Manager – Environment & Place, dated 16 September 2020, submitted)

## **EH205 SUPPLY OF LIQUID FUELS**

The aim of the contract was a direct award to the suppliers via the Scottish Procurement Liquid Fuels Framework for the provision of liquid fuels to be used

across the Stirling Council Fleet of vehicles and plant plus the supply of Gas Oil for public buildings.

Due to the provisional estimated value of the framework contract over a two year and 6 month period, the approval of the contract required Environment & Housing Committee approval.

The Fleet Co-ordinator - Environment Services introduced the report and responded to questions from Members.

Discussion took place around exhaust emission regulations and it was agreed that further information regarding Euro 6 exhaust emission would be circulated to Councillor Alastair Majury.

### **Decision**

Committee agreed the award of the contract as a direct award to the suppliers via the Scottish Procurement Liquid Fuels Framework.

(Reference: Report by Senior Manager – Environment & Place, dated 16 September 2020, submitted)

## **EH206 MANUFACTURE & SUPPLY OF BROWN AND GREY COMB BINS, AND THE EXCHANGE OF DIAMOND BINS FOR THE NEW COMB BINS TO HOUSEHOLDS**

The purpose of this tender was to replace the existing household diamond wheeled bins for comb bins. The awarded contract would be for the manufacture, supply and distribution (roll-out) of comb bins. The removal (roll-in) and recycling of the diamond bins would also be included.

Due to the value of the contract, the approval of the contract required Committee approval.

The Waste Services Manager introduced the report and responded to questions from Members.

It was noted that the process for the rollout/roll in of bins would take place over a short timescale and a date for completion was set for the end of the financial year 2020/21. A new garden waste charge, which would be optional for tenants, would commence in the new financial year 2021/22.

In response to a question from Councillor Martin Earl, which raised concerns as to why the Council had not gone through a tender process, it was noted that this had not been carried out due to time constraints in terms of rollout. Market response had been limited to 2 bidders and it was noted that the process was a very logistical piece of work, therefore there were limited bidders in the market place that could carry out the roll in process of the bins. There were cost reductions in terms of the original projection given to Council at its meeting on 30 June 2020.

It was also noted that in terms of the Scottish Excel Framework used, no one could improve on this, in terms of best value and it would be very unusual for any local authority to go out with this framework, as all suppliers used this method.

The Chief Operating Officer, Communities & Performance went on to explain in detail the process used under the Scottish Excel Framework and noted that she was happy

to take discussions offline and explain to Members with regard to frameworks and highlighted that relevant procurement training was available for Members to attend if they so desired, in order for Members to gain a wider understanding of procurement arrangements.

*The Chair adjourned the meeting at 1.10pm  
in terms of Standing Order 75 to allow clarification  
to be sought by Members regarding whether it was permissible  
to not award the tender at today's meeting.*

*The Meeting reconvened at 1.35pm  
with all Elected Members (previously noted) present, with the exception of  
Councillor Alasdair MacPherson.*

The Chief Operation Officer - Infrastructure noted that discussion had taken place and confirmed Council's Earl's position. Councillor Martin Earl confirmed he was content with the information provided and it was noted that Members could proceed to determine the recommendations presented.

It was also agreed that the disposal of the previous bins issued would be done in a sustainable manner.

### **Decision**

Committee agreed to approve the award of contract to Bidder 1 for the manufacture and supply of brown and grey comb bins, and the exchange of diamond bins for the new comb bins to households.

(Reference: Report by Senior Manager – Environment & Place, dated 16 September 2020, submitted).

## **EH207 HOUSING REVENUE ACCOUNT – PROJECTED OUTTURN 2020/21**

### **Housing Revenue Account**

The projected outturn for 2020/21 showed expenditure of £22.322M against a budget of £22.760M. The level of balances retained by the Housing Revenue Account would remain at £986,000.

### **Housing Investment Programme**

The 2020/21 Housing Investment Programme showed expenditure of £19.533M against a budget of £18.360M. The level of new borrowing required for the current year was £1.409M over budget at £8.316M.

The Chief Officer - Housing introduced the report and responded to various questions from Members. It was noted that due to the impact of Covid-19, expenditure for areas such as planned external renewals was considerably under budget. In response to a Member question on how the underspend would be utilised, it was noted that it would be advantageous to put those resources elsewhere into the budget.

The effect of Covid-19 on the Service in terms of homelessness and rent arrears was discussed and it was noted that a significant increase in rent arrears was expected, although the effects from the furlough period had not yet been identified fully. A high

demand for homeless accommodation had been exacerbated, as people had not been moving on to alternative accommodation due to Covid-19 restrictions. In an attempt to alleviate high numbers of homeless people, an additional 80 units had been introduced as temporary accommodation stock, actions had been undertaken from the rapid rehousing transition plan and a new supply of new homes would be introduced – in excess of 200 over the next 2 years. In terms of re-lets, last year there were 330 re-lets of council housing in the Stirling, whereas this year the figure would be estimated to be 160/70, which had impacted on people expecting to be housed and homeless households expecting to be housed.

### **Decision**

Committee agreed to note that:

1. expenditure on the Housing Revenue Account for 2020/21 is projected to be £22.322M;
2. the year-end retained balances are projected to remain at £986,000;
3. expenditure on the Housing Investment Programme is projected to be £19.533M; and
4. the borrowing requirement for 2020/21 is projected to be £8.316M.

(Reference: Report by Chief Operating Officer – Housing, dated 14 September 2020, submitted)

## **EH208 REPORTING OF DECISIONS TAKEN UNDER CE45 (URGENT BUSINESS) AND CE50 (EMERGENCY MEASURES) PROVISIONS**

The report provided confirmation of decisions taken under the CE45 and CE50 provisions within the Scheme of Delegation, for information and noting.

The Chief Operating Officer – Infrastructure introduced the report and noted that any decisions taken during the recess period under CE45 and CE50 were required under Stirling Council's Scheme of Delegation to be reported to the next available Committee or Council meeting period to ensure governance was in place for reporting. In the case of the Environment & Housing Committee, 2 decisions were taken; one decision under CE50 – The Health Protection (Coronavirus) (Restrictions) and one decision taken under CE45 – Rent Free Weeks for Stirling Council Tenants.

Members noted that it was useful to have Scottish Statutory Instruments included with the report, and questioned whether this would be changing due to recent decisions taken by the Scottish Government. The recent announcement by the First Minister had put focus on the response to Covid-19 over next few weeks, however, indications noted some measures may need to continue into 2021, which would require further refinement, although at this stage, no detail was available. Members were reassured that the Environmental Health Team within the Council was in daily contact with the Legal Services and other networks and local authorities and public health professionals.

### **Decision**

The Committee agreed to note the information provided within the report.

(Reference: Report by Chief Officer – Governance, dated 14 September 2020, submitted).

## **EH209 ROADS INFRASTRUCTURE IMPROVEMENT PROGRAMME 2020/21**

Due to Covid-19 it was not possible to bring the report to the Environment and Housing Committee in April 2020 as planned, which would have sought approval for the various roads Capital Programmes for 2020/21, based on the Capital Budget agreed at Council on 12 March 2020.

Therefore the purpose of the report was to provide Committee with an overview of; Roads Infrastructure Improvement Fund programme for 2020/21 (Appendices 1, 2, and 3); Street Lighting Investment programme for 2020/21 (Appendix 4); the Road Safety Plan: Implementation of Accident Sites Remedial programme for 2020/21 (Appendix 5) and the Traffic Management and Community Road Safety programme for 2020/21 (Appendix 6).

The report also contained an indicative Roads Infrastructure Improvement Fund and Street Lighting Investment programme from 2021 – 2023 (Appendices 7 – 14).

The Senior Manager – Environment & Place introduced the report and responded to questions from Members. The following actions were agreed during discussion of this item:

- Update on remaining streetlights to be replaced under Street Lighting Investment Programme to be circulated to Members.
- Details of planned works for Bridge Repair Programme and privately owned section of road over bridge to be circulated to Members.
- Further information regarding Bridge of Alan/Keir Roundabout footway to be reported back to Councillor Tollemache.
- Further information regarding breakdown of expenditure relating to pedestrian and cycle access improvements to be circulated to Members, once defined.
- Further information regarding progress of 20mph speed limit in Thornhill to be sent to Councillor Tweed.

### **Decision**

Committee agreed to:

1. note the work programme for the Roads Infrastructure Improvement Fund for 2020/21;
2. note the Street Lighting Investment programme for 2020/21;
3. note the Road Safety Plan Implementation of Accident Sites Remedial programme for 2020/21;
4. note the Traffic Management and Community Road Safety programme for 2020/21; and
5. note the indicative two year Road Infrastructure Improvement Fund and Street Lighting Investment programme for the period 2021/22 and 2022/23.

(Reference: Report by Senior Manager – Environment & Place, dated 14 September 2020, submitted).

Councillor Alastair Majury left the Meeting at this point in the proceedings.

## **Eh210 DELIVERY OF ROAD IMPROVEMENTS ON THE RURAL STRATEGIC ROAD NETWORK**

There were several roads on the road network which were the main, or only, access route for the local community and any resulting planned works could result in temporary disruption for local residents and businesses.

The purpose of this report was to seek approval from the Environment & Housing Committee for the timing of road improvement works on Strategic Rural Roads and to consult with the community on the engagement and communication of these works. Discussion took place around the rural road network and it was agreed that Balquhidder (C33) would be included within the list of Affected Roads and Closure Periods section of report.

The Senior Manager – Environment & Place introduced the report and responded to various questions from Members. Discussion took place around the timing of road improvement works on strategic rural roads which required road closures.

In response to a Member question as to why consultations with communities regarding the proposed dates for work being carried out was not being undertaken prior to Committee agreeing the dates within the recommendations submitted, it was noted that flexibility had already been built in, as the service had a window between March to June and September to November, as those times provided the service with the necessary temperatures to undertake the type of work required. The service would try to strike the right balance regarding carrying out essential repairs with minimal disruption to local communities. It was noted that the service may not potentially use the entirety of March to June, as work like this could vary, depending on weather conditions. It was also noted that consideration could be given to nightshift working, depending on the location of the road works and the proximity of housing in terms of noise disruption.

Previous engagement with local communities provided valuable and excellent feedback, which could result in amendments to the work programme that would meet local community needs. The cancellation of previous works had also highlighted conflicting views on the works in the community, with some local businesses and residents pleased with the cancellation, but in some instances it generated complaints from other members of the local community who were expecting a new and improved road surface to be laid. A work programme would be distributed to Elected Members, community councils and businesses and advance notices would be displayed on relevant sites. Communication with community councils would take place virtually with systems such as Microsoft Teams

Councillor Martin Earl raised with Committee the prospect that if no agreement was made today regarding specific dates, as detailed in the recommendations to the report, this would allow time for officers to have conversations regarding restrictions for scheduling work, including bandings for overnight working, before specific dates were approved.

It was noted that the Service had agreed a 3 year programme and were starting conversations early and reasons given for specific dates would provide enough flexibility to prevail.

## **Motion**

“That Committee agrees:

1. to approve the timing of road improvement works on strategic rural roads which require road closures; namely 1 March – 30 June (excluding the two week Easter school holiday period and associated public holidays); and 1 September – 30 November (excluding the school October week(s)); and
2. that the Roads Service would consult with local communities on the engagement and communication of these works.”

Proposed by Councillor Jim Thomson, seconded by Councillor Danny Gibson.

## **Amendment**

“That Committee agrees to approve the timing of road improvement works on strategic rural roads which require road closures; namely 1 March – 30 June (excluding the two week Easter school holiday period and associated public holidays); and 1 September – 30 November (excluding the school October week(s)) unless, after consultation with the communities, different dates are agreed.”

Proposed by Councillor Alasdair Tollemache, seconded by Councillor Martin Earl.

On the roll being called, Members voted as follows:-

### For the Amendment (3)

Councillor Martin Earl  
Councillor Ross Oxburgh  
Councillor Alasdair Tollemache

### Against the Amendment (4)

Councillor Danny Gibson  
Councillor Graham Lambie  
Councillor Jim Thomson  
Councillor Evelyn Tweed

### For the Motion (7)

Councillor Martin Earl  
Councillor Danny Gibson  
Councillor Graham Lambie  
Councillor Ross Oxburgh  
Councillor Jim Thomson  
Councillor Alasdair Tollemache  
Councillor Evelyn Tweed

### Against the Motion (0)

## **Decision**

The Motion was carried unanimously and accordingly, the Committee agreed to:

1. approve the timing of road improvement works on strategic rural roads which require road closures; namely 1 March – 30 June (excluding the two week Easter school holiday period and associated public holidays); and 1 September – 30 November (excluding the school October week(s)); and
2. agree that the Roads Service would consult with local communities on the engagement and communication of these works.

(Reference: Report by Senior Manager – Environment & Place, dated 14 September 2020, submitted).

## **EH211 WINTER SERVICE POLICY REVIEW 2020/21**

The purpose of the report was to advise Elected Members on the proposed Winter Service Policy (Appendix 1) in advance of the commencement of the winter maintenance season and to seek approval of the policy.

Appendix 2 to the policy also outlined our approach to the potential impacts of Covid-19 either on our workforce and / or communities and how the policy could be adapted to deal with those challenges.

At the Environment and Housing Committee meeting on 12 September 2019, a report on our utilisation of the Tayforth Machinery Ring as part of winter maintenance was also requested. This was included as Appendix 3 to the policy.

The Senior Manager – Infrastructure introduced the report and responded to questions from Members. Discussion took place around salt piles and it was noted that service engagement with Members and local communities would take place regarding the location of salt piles.

### **Decision**

Committee agreed to:

1. approve the Winter Service 2020/21 policy;
2. note the potential impacts of Covid-19 on our workforce and the mitigations in place to minimise the impact on our communities; and
3. note that salt spreading options in Appendix 3 are incorporated as lots into the procurement exercise in order to secure actual costs of providing these services. These costs would then be considered as part of the process of securing a future partnership agreement.

(Reference: Report by Senior Manager – Environment & Place, dated 14 September 2020, submitted)

## **EH212 STIRLING COUNCIL TENANTS PARTICIPATION STRATEGY REVIEW AND TENANTS SATISFACTION SURVEY**

The report presented a revised Tenant Participation Strategy for 2020 -2023, together with an Action Plan to improve tenant engagement and tenant satisfaction going forward. It also presented the findings of the 2019 Tenant Satisfaction Survey.

Discussion took place around how tenants in the community would be consulted and it was noted that various methods would be used to encourage online participation, such as digital media and discussions via the Housing Advisory Group, as it was important to provide a range of ways for the public to become involved.

### **Decision**

Committee agreed to approve the Tenant Participation Strategy and accompanying Action Plans.

(Reference: Report by Chief Officer – Housing, dated 14 September 2020, submitted)

## **EH213 STIRLING COUNCIL HOUSING SERVICE'S ANNUAL ASSURANCE STATEMENT 2020**

The report advised the Environment & Housing Committee of the Scottish Housing Regulator's regulatory framework and in particular, the requirement for Stirling Council to produce an Annual Assurance Statement.

The Senior Manager – Housing introduced the report and responded to questions from Members. It was noted that a previous IT issue had been rectified and that increased stock of temporary accommodation had been introduced. As the document was a legal requirement, arrangements would be made to have it signed.

### **Decision**

Committee agreed to:

1. note the requirement to produce an Annual Assurance Statement; and
2. approve the Annual Assurance Statement as attached at Appendix 1 to the report.

(Reference: Report by Chief Officer – Housing, dated 14 September 2020, submitted)

**The Committee resolved under Section 50A (4) of the Local Government (Scotland) Act 1973 that the public be excluded from the meeting for the following item of business, namely PL184, on the grounds it involves the disclosure of exempt information as defined in Paragraphs 6 and 13, of Part 1 of Schedule 7A of the Local Government (Scotland) Act 1973.**

## **EH214 INVESTING IN NEW SOCIAL HOUSING – BARBUSH, DUNBLANE**

Miller Homes were building 79 new homes on the site of which 26 units were to be affordable housing units. It was proposed that Stirling Council purchased all 26 affordable units for social rented housing as part of the Strategic Housing Investment Plan. Approval was sought from the meeting of the Environment & Housing Committee to purchase the 26 units. The purchase of these new homes would be the first new build council homes in Dunblane for over 45 years.

The Senior Manager – Housing introduced the report and responded to questions from Members. Discussion took place regarding the proposed location and it was noted that it was hoped that the units would be ready for habitation in May 2021, given the current Covid-19 guidelines and noted that a shortlisting exercise could be done at present to determine who could be accommodated at this stage and officers could provide a briefing if required. Five different house types were proposed and prices by property type had been agreed, as detailed within the report. The Senior Manager – Housing went on to explain the points system used to Members and advised Members that he would carry out an analysis of how the policy would work in terms of letting.

The proposed development had been presented previously at the Housing Advisory Group, when discussion took place around the local lettings initiative but it was noted that an amendment would be required within the Housing Allocation Policy, as there was no reference to lettings. It was noted today that Members would welcome any moves to amend the policy to allow for local letting initiatives.

## **Decision**

Committee agreed to:

1. approve the purchase by Stirling Council of 26 properties from Miller Homes at Barbush, Dunblane for the total purchase price of £3,168,146; and
2. approve the funding of the net cost of £1,686,146 from the New Build budget within the Housing Revenue Account Capital Investment Programme for 2020/21 with the remainder being funded from Scottish Government subsidy.

(Reference: Report by Chief Officer – Housing, dated 14 September 2020, submitted)

The Convener declared the Meeting closed at 3.15pm