
Report To:	Policy and Resources Committee	Date: 16 November 2010
Report By:	Head of Safer & Inclusive Communities	Report No: P&R 63/10/DH
Contact Officer:	Drew Hall	Contact No: 01475 714272
Subject:	<u>Clune Park Private Sector House Condition Survey Contract</u>	

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the use of the Council's Emergency Powers procedure to appoint a specialist surveyor to carry out a house condition and occupation status survey of the Clune Park area to help provide the Council with current information which is necessary to inform future development plans for this area.
- 1.2 Standing orders require that the Council give approval to seek tenders from suppliers out with the approved contractors list.

2.0 SUMMARY

- 2.1 The October 2009 meeting of the Corporate Management Team approved funding budget of £100,000 from reserves in the General Fund earmarked for Strategic Housing Purposes to undertake a Private Sector House Condition Survey (PSHCS). £21,000 of this will be used to fund a necessary and detailed Housing Condition Survey (HCS) of the Clune Park area of lower Port Glasgow.
- 2.2 A contract for a PSHCS was let in July 2010 and this survey involves a sample of approximately 2,200 private houses throughout the Inverclyde Council area. This separate contract specifically excluded the Clune Park area in order to avoid statistical distortion of the survey sample given the range of physical and social problems affecting Clune Park.
- 2.3 It had been hoped that discussions with the Scottish Government at Ministerial level would result in funding being made available for the comprehensive regeneration of the Clune Park area. Unfortunately, the discussions have not proved fruitful nor has a request to the Scottish Government to amend housing legislation to allow Inverclyde Council to declare a Housing Renewal Area (HRA) in Clune Park.
- 2.4 Proposals to comprehensively tackle the housing and social issues of the Clune Park area needs undertaken within a reasonable timescale and the first step in developing a revised Clune Park Strategy involves an assessment of house conditions, drawing up a profile of current residents, and establishing an ownership database.

3.0 USE OF EMERGENCY POWERS

- 3.1 Approval under Emergency Powers was given by the Chief Executive, Councillors McCabe, McKenzie and MacLeod .

4.0 RECOMMENDATIONS

- 4.1 Members are requested to note the use of Emergency Powers to grant approval that the Head of Safer & Inclusive Communities be authorised to invite tenders and appoint a

contractor from suitably qualified and experienced specialist consultants as detailed in paragraph 5.1 of this Report

John Arthur
Head of Safer & Inclusive Communities

4.0 BACKGROUND

- 4.1 The Strategic Housing Function of Safer & Inclusive Communities has commissioned a sample survey of privately owned and private rented housing in Inverclyde to provide an accurate assessment of house conditions in the private sector. This is a requirement of the 'new style' Local Housing Strategy (LHS), introduced by the Scottish Government in June 2008, which must include information on how the local authority's policies on enforcement and assistance will improve private sector housing conditions. This is also a statutory requirement in terms of section 10 of the Housing (Scotland) Act 2006 and the statement on how we propose to improve conditions in the private sector must be based "around a clear understanding of the scale and nature of local housing quality problems" (LHS Guidance, Scottish Government, June 2008).
- 4.2 As explained in paragraph 2.2 above, the Clune Park area was specifically excluded from the earlier survey commission due to the extent of disrepair, failure to meet the Tolerable Standard, and the extensive social and economic issues affecting the area. Inclusion of the Clune Park area would have skewed the sample survey and the statistical validity of the results would not have been sufficiently robust for the LHS and associated strategic planning purposes. It is now necessary therefore to carry out a separate social and physical survey that will provide an accurate and current basis for the development of a Clune Park Strategy that Inverclyde Council can present to the Housing and Communities Minister to secure the comprehensive regeneration sought by the Leader of the Council and the local community.

5.0 PROPOSAL

- 5.1 A Brief for the Clune Park PSHCS has been prepared by Safer & Inclusive Communities and it is proposed to advertise this contract and to invite tenders from suitably qualified consultants with previous experience of this type of survey who were invited to tender for the main PSHCS contract. The existing contract for the main PSHCS cannot be extended to include Clune Park and the Head of Legal & Democratic Services has confirmed that a separate contract must be advertised and let solely for the Clune Park area. We wish to establish the information base for the revised Clune Park Strategy at the earliest possible date given that it has been included in the 2010 Strategic Housing Investment Plan (SHIP) as an indication of Inverclyde Council's determination to see this project through.

6.0 IMPLICATIONS

Strategic

- 6.1 The outcomes of the Clune Park HCS will help to inform the development of the revised Clune Park Strategy and will assist in refining Affordable Housing Investment Programme funding requirements in the later years of the SHIP 2011 – 2016.

Financial Implications – One-off Costs

- 6.2 The following one-off costs have been identified for 2010/11 in order to undertake the Clune Park HCS:

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement From	Other Comments
Housing Strategy Fund	Payments to Other Bodies	2010/11	Maximum £21,000	N/A	None
TOTAL			£21,000		

Financial Implications – Annually Recurring Costs/(Savings)

6.3

There are no Annually Recurring Costs, or Savings, associated with the Clune Park PSHCS.

Cost Centre	Budget Heading	With Effect From	Annual Net Impact	Virement From (if applicable)	Other Comments
N/A	N/A	N/A	Nil	N/A	None
TOTAL			Nil		

Legal

6.4 The comments of the Head of Legal & Democratic Services are included in paragraph 5.1 above. Approval to advertise allows the use of consultants not currently on the approved contractors list.

Personnel

6.5 There are no personnel implications arising from this report.

Equality

6.6 When delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures.

7.0 CONSULTATION

7.1 This report has been prepared in consultation with the Corporate Management Team, the Head of Legal & Democratic Services, and the Chief Financial Officer.

8.0 CONCLUSION

8.1 This consent will allow the Council to advertise the contract and to seek invitations to tender.

Head of Safer & Inclusive Communities
40 West Stewart Street
Greenock
PA15 1YA

30 September 2010
WR/RL/Clune Park PSHCS Report