

CITY WIDE INVESTMENT FORUM

**Meeting on Thursday
20th May 2010 at 2.00pm**

**Committee Room, 2nd floor
City Chambers, Glasgow**

AGENDA

1. Apologies
2. Minutes of the Previous Meeting (attached for approval)
3. Matters Arising
4. Minutes of the Re-Provisioning Sub-Group Meeting (Attached for information)
5. Development Funding Programme 2009/10 – Report to 31 March 2010
(attached)
6. Development Funding Programme 2010/11 – Report to 30th April 2010
(attached)
7. Front Funding by RSLs (Paper attached for information)
8. GHA Investment Programme- Progress to date (Report attached and presentation by GHA)
9. Transformational Regeneration Areas Update (Verbal report)
10. Local Housing Strategy Update (Verbal report)
11. Re-provisioning Sub Group – Review of remit (Paper attached for discussion and agreement)
12. AOCB
13. Date of Next Meeting (August 2010)

Citywide Housing Investment Forum
Wednesday 17th February 2010 at 10am
Committee Room, City Chambers, George Square

Present	Cllr Elaine McDougall	GCC – Councillor (chair)
	Dennis Rodgers	GCC – DRS Housing Investment
	Isabelle Cameron	GCC – DRS Housing Investment
	David Webster	GCC – DRS Housing Investment
	Steve McGowan	GCC – DRS Housing Investment
	Maureen MacKinnon	GCC – Social Work Services
	Margaret Moore	Scottish Government
	Kevin McGowan	Scottish Government
	Alan Benson	GWOSF
	Andrew Hyder	GHA
	David Fletcher	GHA
	David Stewart	SFHA
In Attendance	Bill Brown	GCC – DRS Housing Investment
	Helen Dunn (Minutes)	GCC – DRS Housing Investment

Item	Action
<p>1 Apologies: Councillor George Ryan Elaine Haddow -Glasgow Homelessness Partnership Catherine Jamieson – Glasgow Homelessness Partnership Lorna Kelly – NHS Greater Glasgow and Clyde Jim Hastie - GWOSF Susan Crookston - GWOSF</p>	
<p>2 Minutes of the Previous Meeting (26th November 2009) The previous minutes were agreed.</p>	
<p>3 Matters Arising [Item 9] – Margaret Moore highlighted that a meeting has not yet been arranged to discuss the Social Housing Demand Review. David Webster agreed that this is a priority and that he would arrange a meeting as soon as possible.</p>	DW/MM
<p>4 Minutes of Re-Provisioning Subgroup Meeting (21st October 2009) The minutes were noted.</p>	
<p>5 Development Funding Programme 2009/10- Report to 31 January 2010 Isabelle Cameron reported on the year to date position of the Development Funding programme. Expenditure is going well and we are on target to spend the budget. She highlighted that if more resources become available then Glasgow would be able to spend this also. Approvals are on target with 354 out of 900 units approved as at the end of January. However there have been some significant changes made to the projects within the planned programme for 2009/10. Due to the significant level of Block A expenditure commitment into 2010/11, it has been agreed with Scottish Government to delay approval of some projects into the early part of 2010/11. To replace these units in 2009/10, the approval of the Commonwealth Games rented units will be brought forward. It has been agreed with Scottish Government that expenditure for the Games units will not count towards our Block A. All Associations affected by this change have already been advised. With regard to completions, the programme is ahead of profile with currently 890 units completed. IC confirmed that the target for completions will be achieved this year with no difficulties.</p>	

Alan Benson enquired if the Commonwealth Games units will be funded from the Core Programme or has monies been ring fenced elsewhere. IC advised that it is intended to fund these units from the Core Programme, via Housing Associations. MM confirmed that the funding will not be ring fenced by the Scottish Government but that the Minister has agreed that the units will not impact on Block A budget line.

6 Transformational Regeneration Areas

Dennis Rodgers advised that the distributed papers are to provide the group an update on the progress of the TRA's. Priority has been given to the TRA's and the GHA, GCC and Scottish Government are working closely to achieve the requirements. 3 Areas have been selected for immediate progression:- Laurieston, Maryhill and Gallowgate. DR continued that progress is being made with reviewing the Clawback Agreement as well as including local people in the development process. David Fletcher commented that the 1st meeting of the TRA's Shadow Board was held in December and the next is scheduled for next week.

AB enquired if the Scottish Government had made a decision on receipts. Does the rented element within the TRA's depend on receipts or will it be funded through the programme? DR commented that the government have been sympathetic and flexible in taking forward the disposable clawback agreement. MM confirmed that there are some difficulties at the moment. A business plan has been developed for the Special Purpose Vehicle but more clarification is required. There are still discussions been held around the number of social housing units required in each area. The initial 3000 figure is likely to be reduced. DR confirmed that the issue around number of units is critical and will be part of the Shadow Board remit.

AB enquired how the SPV would be serviced if it is established. DF confirmed that there will not be a dedicated team established but there will be joint resources between GHA and GCC available.

AB enquired if all the units will be developed by GHA within Gallowgate TRA. DF advised that there are other HA's developing in the immediate surrounding area so this will be taken into consideration.

IC confirmed that community benefit clauses have been included in the Maryhill procurement process. GCC had agreed to carry out the procurement process for Maryhill but she is unsure what the process will be for the other areas.

7 Scottish Government Energy Action Plan

Bill Brown reviewed the Council's response to the Scottish Governments Energy Action Plan that was previously distributed. The plan sets out a target of 42% reduction in carbon emissions by 2020. 50% of achieving this target will have to be made by the domestic sector. The biggest challenge for GCC will be working with the private sector. Consultations will be run by the Scottish Government over the coming months. As discussed at the previous meeting one problem for HAs is that if they achieve the SHQS for 2015 they will still have more work to do to achieve the target for 2020.

DF advised that colleagues within GHA are looking at this and gathering information on the scale of the cost implications.

David Stewart commented that although we welcome anything that will reduce carbon emissions the SFHA feels that the proposals have not been well publicised as yet. Some HAs do not know the enormity of the situation. As we are aware some of these HAs will even struggle to achieve the targets for 2015. He continued that there is also an assumption in the consultation document that improvements can be done by borrowing money. This may be achievable for home owners but will be a problem for HAs who want to keep stock affordable.

BB commented that there will also be an impact on mixed developments.

8 Mid Market Renting Update

DW gave an oral update. Discussions are still being made over the model with the Scottish Government and GHA. He commented that it is important that the people that take up Mid Market rent are people who do intend to become owner occupiers and will transfer once the mortgage market picks up.

DW advised that the bid for Council House funding was turned down by the Scottish Government as we do not meet the criteria but they have indicated that there are keen for the council to achieve our proposal.

DF commented that they have been meeting to discuss the model and that this may be a tool we could use within the TRA's.

DS enquired if there will be a role for HAs in the model. DW confirmed that there would be. Although the houses would be owned by the Council they would not be managed by them. Also it is possible that 40% of the properties may not be transferred to owner occupation after the time period. In this case ownership would be transferred to HAs.

Iain Hyder confirmed that with the short assured tenancy legally it can't go on beyond 20 years. After this time the ownership would be transferred to HAs. MM confirmed that the Minister is looking at extending the 20 years but it is unclear if this would be included as a change in the current bill or included in the next bill.

9 Local Housing Forums

Bill Brown commented on the update provided on the Local Housing Forums. The third round of meetings will be held at the end of this month. There are still some issues regarding including CRG members into some forum membership. Agendas have been shortened and members have been encouraged to get involved in inputting items on the agenda.

10 Local Housing Strategy Update

DW distributed a note on the consultation events linked to the LHS. The formal consultation period ended on 31st January 2010. The team are now writing up the conclusions from the responses. There were 40 individual written responses as well as input from the 20 Area Committees and 10 LHF's.

DW advised that there will be 2 retirements in the team over the next two months (David Webster and Craig Binns). DRS are taking steps to fill these gaps and to plan what our work priorities are. The aim is still to provide formal event presentations and workshops within the remaining time.

Cllr McDougall commented that this would be David Webster's last meeting at the group and on behalf of the forum wished him well in his forthcoming retirement.

11 AOCB

AB enquired if there has been any progress made regarding GCC Procurement Initiative. He commented that there was a positive event held in the Parish Halls and it would be useful if this initiative was taken forward. DR advised that he attends the procurement working group convened by Scottish Government. There have been some difficulties in moving the Procurement Initiative forward due to the current economic climate.

AB enquired if the group could review the GCC assessment of front funding. IC confirmed that an assessment was made and given to the Scottish Government some time ago. However it

would be useful to update this at the year end. This will be shared with the group. DR highlighted that we are managing and maintaining the programme by looking to the future and updating the programme as and when required.

IC

12 Date of next meeting

Thursday 20th May 2010 at 2pm

Venue: Committee Room, 2nd floor, City Chambers, George Square

**MINUTES OF REPROVISIONING SUB-GROUP
HELD ON 11TH FEBRUARY 2010 IN HIGHLANDER HOUSE**

<u>Present:</u>	Dennis Rodgers	GCC DRS
	Liz Rea	GCC DRS
	Stephen McGowan	GCC DRS
	Alan Benson	GWSF
	David McLennan	GHA
	David Fletcher	GHA
	Ian Wyper	GHA
	Kevin McGowan	Scottish Government
	Margaret Moore	Scottish Government
	Sharon McGuire	Scottish Government

1 **Apologies**

Apologies were noted from Isabelle Cameron and Susan Crookston.

2 **Minute of previous meeting and Matters Arising**

The minutes of the previous meeting were agreed.

DMcL stated that the GHA nominations agreement has now reached a stage where there will be no consensus with GWSF members. GHA will use the nominations agreement as it currently stands. MM expressed disappointment stating that this is an operational policy that should be easily agreed between the parties. AB agreed to take this message back to forum members.

3. **GHA Demolition Programme**

IW updated the group on the current demolition programme within the City showing specific projects, SST areas, fit with the reprovisioning programme and site availability. He stated that he would happily make changes to the format of the information to meet the needs of the group.

MM asked if it could be stated under the identified land use whether the housing would be social or private as this would help identify the Council's strategy in these areas more easily. AB asked to see unit numbers against the demolition areas identified and DF suggested breaking the information down to CPP areas. IW agreed to produce the information by CPP area and identify TRAs.

SMcG asked if this information could be used at LHF meetings. GHA agreed to this.

4. Programme Updates

4.1 GCC reprovisioning programme

LR confirmed that 838 units had been completed to date for the reprovisioning programme with a further 600 units approved and on site. LR stated that there are a number of projects from previous years approvals that are not yet on site due to various issues causing delays that the Council were actively managing.

LR stated that three projects from the 2009/10 programme (New Gorbals HA, Beild HA and Govan HA) have slipped into 2010/11 in line with the management of Block A. IW asked if this would have an impact on delivery. LR assured the group that all RSLs have been informed of this decision and that there would be no impact on delivery. MM asked if site start dates will be affected and LR confirmed that the Council are working towards meeting the planned site start dates.

IW expressed his concern over the New Gorbals project slipping due to ongoing work in Laurieston. LR will keep the group updated with progress.

4.2 GHA New Build

DF confirmed that Phase 1a was now complete and that Phase 2 is on site and progressing well. DF stated that Summertown Rd and Duke St projects are currently being worked up and GHA are looking at costs issues with both of these sites.

DF highlight the ongoing work with GCC regarding the approval of units for the 2009/10 programme. GHA will continue to liaise with GCC to meet planned unit approval target for this year.

DF confirmed that GHA had submitted a SDFP to GCC for 363 units and would be discussing this proposal with GCC. MM reaffirmed that approval of units within the GHA programme would be subject to discussion with Government in respect of the ongoing new build review.

5. AOCB

DF asked whether it was worth providing information on GHA's investment programme at this group or the CWIF. MM welcomed this idea in order to see a more strategic overview of the level of resources being spent in the City. DR confirmed he is happy to discuss this here or at the CWIF.

DF was keen to discuss what had been achieved by GHA in the City in terms of community benefits attached to the reprovisioning programme. This is something that he considered worthwhile for discussion later in the year. MM also stated that the 'Glasgow House' model would be worth discussing given this is an interesting pilot and Government has a keen interest on issues around climate change.

MM suggested that the remit of the group should be added as an agenda item at the next meeting of the reprovisioning sub group given that there will be greater clarity around the outcome of the new build review.

IW expressed concern over serious issues with Scottish Power having an impact on the demolition programme. MM stated that the Minister would be keen to know the cost impact of these delays on public funds and would welcome evidence on these matters so that they can be raised with the Minister and other colleagues. AB stated he would welcome this given that utility companies can act as a barrier to development.

Date of Next Meeting – 6 May at 10.00 am in:

Atlantic Quay
150 Broomielaw
Glasgow
G2 8LU

**CITY WIDE INVESTMENT FORUM
May 2010**

Development Funding Programme 2009/10

Performance to 31st March 2010

Expenditure

	Total Budget	Actual
Core	50.000	50.000
Re-provisioning	28.000	28.000
LSVT	5.000	5.000
Total	83.000	83.000

Planned Approvals

	Annual Unit Target	Actual
Core	602	493
Re-provisioning	192	206
LSVT	106	106
Total	900	805

Planned Completions

	Annual Unit Target	Actual
Core	529	551
Re-provisioning	244	327
LSVT	133	134
Total	906	1012

GCC Development Programme

Approvals 2004/05 to 2009/10 - New Build

Approvals		
Financial Year	Total NB Units	No of NB Units for Rent
2004/05	814	814
2005/06	769	716
2006/07	1194	1080
2007/08	1441	1252
2008/09	1269	961
2009/10	677	565
2010/11(planned)	869	457
	7033	5845

GCC target to 2013/14 **10000**

Balance 2011/12 to 2013/14 **4155**
Amount per annum **1385**

**CITY WIDE INVESTMENT FORUM
May 2010**

Development Funding Programme 2010/11

Performance to 30th April 2010

Expenditure

	Total Budget	Actual
Core	55.700	10.150
Re-provisioning	22.300	0.592
LSVT	5.000	0.199
Total	83.000	10.941

Planned Approvals

	Annual Unit Target	Actual
Core	706	9
Re-provisioning	173	0
LSVT	40	0
Total	919	9

Planned Completions

	Annual Unit Target	Actual
Core	714	22
Re-provisioning	268	0
LSVT	159	106
Total	1141	128

10th May 2010

**CITY WIDE INVESTMENT FORUM
MAY 2010**

Report on Front Funding within Development Programme

At 1/4/10 - Level of Front Funding within Block A carry forward commitment

2010/11	2011/12	Repaid by 30/4/10	Balance to repay in 2010/11
14.5m	15.5m	7.8m	6.7m

Estimate of Potential Front Funding from 2010/11 Block B projects into 2011/12

2010/11 into 2011/12
8.0m

No of Associations Front Funding

22 Associations
Average Range from £0.100m to £2.5m

Reprovisioning Sub Group – Remit

The City Wide Investment Forum (CWIF) established a working group to discuss the detail of the re-provisioning programme within the City. Relevant partners sit on the Re-provisioning Sub Group and provide feedback to the CWIF and make recommendations when necessary.

The purpose of the re-provisioning programme is to re-house GHA tenants affected by the demolition and clearance programme to help regenerate neighbourhoods throughout the City. The re-provisioning programme will provide high quality homes of a type and size which meet the needs, including particular needs, of tenants both now and in the future.

The aim of the Re-provisioning Sub Group is to promote and facilitate effective co-operation between partners to progress the planning and delivery of the re-provisioning programme within the City. The purpose of the sub group is:

- **To facilitate and monitor the re-provisioning programme on a citywide basis, within the strategic context of the Council’s Local Housing Strategy and Strategic Housing Investment Plan, and the wider delivery in the Transformational Regeneration Areas (TRAs) and the GHA’s Business Plan.**
- **To review the progress of the re-provisioning programme taking into account planned demolitions, re-provisioning need, availability of appropriate sites and other factors affecting delivery of the programme.**
- **To address impediments and blockages affecting progress within the re-provisioning programme.**
- **To provide a forum for an open discussion between partners on strategic issues concerning the delivery of the re-provisioning programme.**

The Re-provisioning Sub Group will also receive monitoring reports on progress in the Housing Futures Assessment process, the status of the re-provisioning programme from the Council and GHA at each meeting, including progress with re-provisioning in the TRAs. The monitoring reports will provide:

- An update on completed projects, projects currently on site and a progress report for the current re-provisioning programme. The report will update on both Council and GHA programmes.
- A complete list of planned demolition and clearance sites of GHA stock. This will show the vacant land that has resulted from clearance areas.
- Other land supply (GCC and other RSLs)

The membership of the Re-provisioning Sub Group will consist of:

- Scottish Government (Chair)
- Glasgow City Council
- Glasgow Housing Association
- Scottish Federation of Housing Associations (with a representative to be an RSL actively involved in the programme)
- Glasgow West of Scotland Forum (with a representative to be an RSL actively involved in the programme)