

DRAFT/

HOUSING AND ENVIRONMENT COMMITTEE

10 May, 2011

**SECURITY SERVICES IN MAINSTREAM MULTI STOREY BLOCKS –
PROGRESS REPORT**

With reference to article 30 of the minute of its previous meeting of 1 March, 2011 the Committee had before it a report by the Director of Housing and Environment which provided an update in relation to the provision of security services in multi storey blocks.

By way of background the report reminded members that as per legislation (the Tenements (Scotland) Act 2004), the Council could not force any owner to pay for this work to be undertaken, as the security works were classed as an 'improvement'. The capital cost per owner was around £170 (£12,240 in total based on the original tender), and the annual operation and maintenance revenue charges would be between £37,400 and £56,000.

The report advised as to the consultation which had been undertaken with the seventy two owners in the affected blocks (Hutcheon Court, Greig Court, Bayview Court, Northsea Court and Marischal Court); and outlined the response of owners as follows:

- twenty two owners agreed to the proposals and agreed to contribute financially
- seventeen owners disagreed with the proposals and did not agree to contribute financially
- eleven owners agreed to the concept, but did not agree to contribute financially
- five owners returned other comments, mainly questioning the requirement for the works to proceed.

In addition to the above, thirteen owners had failed to respond, and four owners were still to be contacted.

It was suggested, by way of the report, that the security services could be withheld from those owners who chose not to pay (ie owners who did not pay would have no access to the control room operatives or the ASBIT team services, and would have no additional remote concierge services to vet visitors). The report highlighted that this course of action did pose a risk to the overall security to the building, and could weaken the whole scheme to an extent.

The report recommended:-

that the Committee –

- (a) notes the procurement timetable (as detailed within the report);

- (b) agrees that owners be provided with full access to the improved security services should they contribute financially to the cost of the service; and
- (c) agrees that owners will not be provided with access to the improved security service if they do not agree to contribute financially to the cost of the service.

The Convener, seconded by the Vice Convener, moved:
that the report's recommendations be approved, and to agree that the Convener and Vice Convener of this Committee would write to the new Minister responsible for housing to request that a review of the law be undertaken regarding the issues raised in this report, including repairs for Council properties that are part privately owned.

Councillor Fletcher, seconded by Councillor Hunter, moved as an amendment:
to instruct that the new security service be fully implemented, with the cost to be borne entirely from the Housing Revenue Account (HRA), noting that this is best value for the HRA in the long term; and to agree that the Convener and Vice Convener of this Committee would write to the new Minister responsible for housing to request that a review of the law be undertaken regarding the issues raised in this report, including repairs for Council properties that are part privately owned.

On a division, there voted: for the motion (7) – the Convener; the Vice Convener; and Councillors Cormie, Dunbar, Jaffrey, Noble and Robertson; for the amendment (6) – Councillors Allan, Collie, Cooney, Fletcher, Hunter and Yuill.

The Committee resolved:-
to approve the successful motion.

In terms of Standing Order 36(3), Councillors Allan, Collie, Cooney, Fletcher and Hunter referred this matter to Council for its consideration.