



## Agenda Item 4

# Report

<b>Classification:</b>	Open
<b>To:</b>	Management Committee
<b>From:</b>	Stephen Macintyre
<b>Meeting Date:</b>	6 November 2019
<b>Subject:</b>	Director's Report

### 1.0 **Scottish Housing Regulator** Regulatory Framework

The Assurance Statement was uploaded via the portal on 29 October 2019 and a copy has been uploaded onto the Association's website. Links to it have been posted onto the Association's Facebook Page and Twitter Feed.

### 2.0 **Braes O Yetts – Update**

The final sale transacted on 25 October 2019 and staff are currently completing the post scheme completion reports for the Scottish Government.

### 3.0 **Cala Homes – Update**

Staffs met with CALA Homes on Wednesday 30 October 2019 and due to recent complications in connection with an adjacent occupier, CALA are in renegotiations with the landowner given the resultant reduction in unit numbers. It is anticipated that these will be resolved by the New Year and that a planning application will then be submitted. Assuming planning consent is received by August and then Road Construction Consent is received CALA are not anticipating a site start until January 2021.

CALA has agreed to provide us with a revised housing mix and site plans and is keen to involve us in the specification of their affordable housing product. Units costs and values are

also to be provided by CALA Homes so that we can assess the level of grant and private finance that would be required.

Further updates will be provided during the course of the next few months.

#### **4.0 Cycle Path - Update**

As Committee are aware we have faced a number of issues in our attempt to make this proposed project a success, many of which have related to third parties, including land owners, Historic Environment Scotland and East Dunbartonshire Planning Department.

During a meeting last week with one of the main funders LEADER we were informed that we must be able to confirm to them by 1 December 2019 that we will have the project completed and all funding spent by October 2020. Failing that then funding will be withdrawn.

A number of issues remain outstanding and at present we do not believe we can make that commitment for the reasons noted below –

- New Planning Application has not yet been submitted due to requested design changes from Sustrans who have yet to approve the new Design Development Form.
- Neighbour notifications will be required to be issued as a result of new Planning Applications and objections are anticipated, which could cause delay
- Previous Planning Application took 6 months before approval
- Sustrans have not yet confirmed additional match funding and will not do so until Design Development are signed off, leaving a potential shortfall in funding
- Sustrans have also now only requested that we source additional alternative funding
- We cannot agree final costing with contractors until Design Development has been concluded and agreed with Sustrans
- If Planning is not in place prior to March 2019 then work would be delayed due to birds nesting season, meaning we could not complete by October 2020.
- License to occupy – a number will require to be renegotiated as key dates will have elapsed

It is likely that Planning will not be in place for a number of months and with no guarantee from Sustrans that full match funding will be available, it is fair to conclude that we will not be in a position by 1 December 2019 to guarantee the project will go ahead. With this in mind it is recommended that we inform both funders (LEADER & Sustrans) that we are unable to commit to the project being completed by October 2020.

This will allow LEADER to divert their funding to other projects rather than running the risk that the LEADER funding is lost completely.

We will enquire if Sustrans are in a position to provide funding for the Planning application and can revisit the project once all consents and Design Development are in place.

#### **3.0 Freedom of Information (FOI) 11 November 2019**

Following approval at the special meeting of the Management Committee on 23 October 2019 the Association has uploaded the relevant policies and Information guides onto the website. As required by the Scottish Information Commissioner we have notified his office accordingly.

RGDP the Association's Data Protection Officer will continue to offer the Association support and our next data mapping audit is taking place in November 2019.

## 9.0 Recommendations

It is recommended that the Committee notes the contents of the Report and any recommendations contained therein.

<b>Regulatory Compliance</b>	Standard 1 The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users. Standard 4 The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.
<b>Financial Impact</b>	None
<b>Risk Assessment</b>	Low