

# MINUTES

## A & B – Public

**Development Committee**  
**Council Chamber, Town Hall, Lerwick**  
**Tuesday 11 December 2018 at 2 pm**

### **Present:**

P Campbell	A Cooper
S Coutts	J Fraser
S Leask	A Manson
A Priest	T Smith

### **Apologies**

M Burgess	A Duncan
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### **In Attendance (Officers):**

N Grant, Director of Development Services  
A Jamieson, Executive Manager - Housing  
J Manson, Executive Manager – Finance  
S Duncan, Management Accountant  
M Mulla, Performance and Improvement Officer  
P Sutherland, Solicitor  
B Kerr, Communications Officer  
L Malcolmson, Committee Officer

### **Also:**

R Thomson

### **Chair:**

Mr Cooper, Chair of the Committee, presided.

### **Circular:**

The circular calling the meeting was held as read.

### **Declarations of Interest**

Mr Fraser declared an interest in item 3 “Strategic Housing Investment Plan (SHIP) – 2019/20 – 2023/24” as a tenant and £1 shareholder as well as being a member of the Tenants Focus Group and Scrutiny Committee. He advised that his declaration would not prevent him from taking part in the meeting.

### **Minutes**

The Committee approved the minutes of the meeting held on 27 August 2018 on the motion of Mr Leask, seconded by Mr Coutts.

The Committee approved the minutes of the meeting held on 1 October 2018 on the motion of Mr Fraser, seconded by Mr Priest.

The Committee considered a report by the Director of Development Services (DV-39-18-F) that presented progress against Council priorities from the Council's Corporate Plan by the Development Services Directorate.

The Director of Development Services summarised the main terms of the report and responded to a number of questions raised from Section 4 and the appendices as follows:

- Local Development Plan – There is no plan to approach landowners at this stage. It was noted that there had been a good response to date and the steps taken was to promote the development plan and attract interest that way. It was also acknowledged that the Council is also a landowner and Officers were in dialogue with the necessary services on this matter.
- Employability Service – Members were advised that there were around forty jobs in a year appointed to from this service and all were in long term sustainable employment. It was acknowledged however that some people may be in the pathway from some time. It was noted that the redesign would see the employability service working jointly with the youth services from Islesburgh by the end of the financial year.
- Shetland Investment Fund – The use of kilowatts as a measure for fishing licences was explained as being based on days at sea. It was reported that the Council had been successful in getting licences that were used for new boats that had now been mostly allocated.
- Funding for Fibre Connectivity in North Isles – There will be an announcement by 18 December 2018 from the Department of Culture, Media and Sport. The Committee heard that the business case is investible as it “stacks up”, and this is the type of project that the Scottish Government are looking to invest in. It was acknowledged that a fibre connection would assist businesses and the community but comment was made that individuals can go to Shetland Broadband for a solution.
- House Building – It was suggested that the programme of house building for Shetland was ambitious and Officer were asked if there was a need for contractors to be brought in or were officers confident that the houses can be built by local contractors. The Committee were advised that Officers are working with the CITB (Construction Industry training Board) and schools and the construction industry generally welcome the programme. Members however recognised the level of the challenge ahead.

**Decision:**

The Committee NOTED the contents of the report.

25/18

**Management Accounts for Development Committee: 2018/19 - Projected Outturn at Quarter 2**

The Committee considered a report by the Executive Manager – Finance (F-82-18-F) that presented the management accounts showing the projected outturn position at Quarter 2.

The Executive Manager - Finance summarised the main terms of the report, and the Committee noted its content.

**Decision:**

The Committee reviewed the Management Accounts showing the projected outturn position at Quarter 2.

26/18

**Strategic Housing Investment Plan (SHIP) – 2019/20 – 2023/24**

The Committee considered a report by the Executive Manager – Housing (DV-41-18-F) which sought approval of the Strategic Housing Investment Programme 2019/20-2023/24 for submission to Scottish Government.

The Executive Manager – Housing summarised the main terms of the report and in responding to questions Officers agreed to take on board the points made that growing the housing population would have an impact on demand for infrastructure and it was advised that representation had already been made with regard to the NHS meeting the needs of Lerwick's growing population. It was noted that the ten year plan would consider school provision, education and health care going forward.

Comment was made on the success of Walls community in getting the houses on the strategic plan and the Executive Manager – Housing Services was thanked for driving that project on.

During further discussions the Executive Manager – Housing advised that in terms of the plans for the future it is possible to look at data that includes needs assessment by the Public Health Team. She said that this needs to be reviewed more regularly to join up services better but good strides were being made in terms of NHS and Education.

During debate comment was made that there is an emphasis on where people want to stay and some remote areas may feel aggrieved therefore it was important to encourage more people to do more for themselves. Walls housing was given as a good example of where the aquaculture industry was thriving in a remote community which was also a well-paid employer, within a remote location.

The Committee approved the recommendations contained in the report on the motion of Mr Cooper, seconded by Mr Leask.

**Decision:**

The Committee:

- APPROVED the Strategic Housing Investment Programme 2019/20–2023/24 as set out in Appendices 1a and 1b for submission to Scottish Government; and
- GRANTED delegated authority to the Director of Development Services (or his nominee) to assign approved projects from the SHIP to meet programme variations e.g to pull forward an approved project from later years if additional funding becomes available.

27/18

**Housing (Scotland) Act 2014 – Briefing Paper**

The Committee considered a report by the Executive Manager – Housing (DV-40-18-F) which sought the approval of a tenant and applicant consultation timetable.

The Executive Manager – Housing introduced the report and advised that a further report would be brought to committee again in April or May 2019 before implementation.

The Committee approved the recommendations in the report on the motion of Mr Cooper seconded by Mr Fraser.

**Decision:**

The Committee RESOLVED to approve the tenant and applicant consultation timetable.

28/18

**Economic Footprint**

The Committee considered a report by the Director of Development Services (DV-43-18-F) that presented an assessment of the Council's "economic footprint" in relation to the Council's role as an employer, a procurer of goods and services, an asset owner and as a service provider and how this impacts the local economy.

The Director of Development introduced the report.

Concern was expressed that the community transfer in Nesting would impact on the community centre which is only 100 yards away and that both venues may compete for the same activities. The Director of Development Services advised that any community transfer has to produce a business case for the transfer and another for funding of assets. He said that this is a rigorous process to ensure that the transfer does not displace other activities and that the Nesting transfer would be complementary to the existing assets rather than competing with them. The Committee were further reassured that the community transfer has a development manager and a meeting would be held this week to engage with the community in how to move forward in areas that are not aligned to the local hall. It was noted that it was important to ensure that this transfer is a success before rolling out other transfers. The Chair advised that the community were being realistic and added that there was a lot of technical, architectural and building expertise within the community.

During debate it was noted that the recommendations in Footprint report made reference to the employer role which all had a bearing on training, emphasising the position for colleges and the community.

**Decision:**

The Committee NOTED the contents of the report.

The meeting concluded at 2.55pm.

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Chair