



Glasgow City Council

Contracts and Property Committee

Report by Director of Governance and Solicitor to the Council

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Item 1

6th February 2020

**RESPONSE TO QUESTIONS RAISED AT THE
CONTRACTS AND PROPERTY COMMITTEE ON 16th JANUARY 2020**

Purpose of Report:

To provide a response to the questions raised at the Contracts and Property Committee on 16th January 2020.

Recommendations:

It is recommended that the Committee notes the content of this report.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes No consulted: Yes No

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Enquiries from Elected Members

(Agenda Item 4)	Off-market Disposal of Land at the Meat Market Site, Bellgrove Street / Melbourne Street
Question 1 (Baillie Scanlon)	What are the rules around who can apply for properties for mid-market rent and where do they come from? Are they set by the Scottish Government?
Answer 1	<p>Mid Market Rent (MMR) assists households with a low to moderate income to access affordable housing. In most cases, these households are not considered a priority on the RSL's social housing waiting list but may struggle with a private rent or to obtain a mortgage.</p> <p>Registered Social Landlords (RSLs) set income parameters that each applicant's household income must be within before they are considered for a mid market rent tenancy. The average mid market rent set across the city is roughly half way between the average social rent and average private rent. The average household income parameters for providers of MMR in Glasgow is approximately £18,500- £39,500.</p> <p>The RSLs base their policy on Scottish Government guidance which sets out the following criteria for mid market rent.</p> <ul style="list-style-type: none">• Mid Market rent must be in line with the RSL's rental policy and be affordable to households from the proposed target tenant group.• It is expected that the starting rent level for each mid market rent home (including any service charge) will be no more that the relevant Local Housing Allowance Rate for the property size in question.• Rents can increase annually provided that they do not at any time exceed the mid point of market rent levels for the property sizes in question in the relevant Broad Rental Market Rental area (unless agreed locally by the grant provider)• The rental policy and the proposed target tenant group will vary between individual RSLs.
(Agenda Item 6)	Contract for the provision of works for Drumchapel Surface Water Management Plan (Wards 10 and 11)
Question 2 (Cllr Cullen)	<p>The report states that the recommended contractor, RJ McLeod (Contractors) Ltd, is in the process of becoming an accredited Real Living Wage Employer through the Scottish Living Wage Accreditation Initiative.</p> <p>Can an update be provided on the contractor's current accreditation position.</p>
Answer 2	<p>RJ McLeod (Contractors) Ltd has been an accredited living wage contractor since April 2018.</p> <p>The information in the report was based on the contractor's Public Contracts Scotland Profile. The Contractor has been advised of this discrepancy and the Corporate Procurement Unit has updated its internal process to include additional validation checks for future reports.</p> <p>The published contract award report will be amended to reflect the above.</p>