

HOUSING AND HEALTH COMMITTEE

Minute of meeting of the Housing and Health Committee held in the Gannochy Suite, Dewars Centre, Glover Street, Perth on Wednesday 27 January 2016 at 10.00am.

Present: Councillors D Doogan, K Howie, H Anderson, P Barrett, I Campbell, D Cuthbert, E Maclachlan, J Flynn, D Melloy, A Parrott (substituting for G Walker) H Stewart, M Williamson and W Wilson (substituting for W Robertson).

In attendance: J Walker, Depute Chief Executive HCC (Corporate & Community Development Services) and Chief Operating Officer; J Gilruth, Director (Housing and Community Care); B Atkinson, Director (Social Work); C Barnett, J Beverley, L Cameron, S Coyle, C Johnston, F Low, C Mailer, E Ritchie and A Taylor (all Housing and Community Care); C Flynn, A McColl, H Rheinallt and M Willis (all Corporate and Democratic Services).

Also in attendance: L Dewar and C Stewart, Tenants Representatives.

Apologies for Absence: Councillors W Robertson and G Walker.

Councillor D Doogan, Convener, Presiding.

The Convener led the discussion for Arts. 43-47 and 51-54 and the Vice-Convener for Arts. 48-50.

43. WELCOME AND APOLOGIES/SUBSTITUTES

The Convener welcomed all those present to the meeting. Apologies and substitutes were noted as above.

44. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

45. MINUTE

The minute of meeting of the Housing and Health Committee of 4 November 2015 (Arts. 695-706) was submitted, approved as a correct record and authorised for signature.

46. PERTH AND KINROSS COMMUNITY PLANNING PARTNERSHIP – PERTH AND KINROSS INTEGRATION JOINT BOARD

(i) Minute of meeting of the Perth and Kinross Integration Joint Board of 6 November 2015

The minute of inaugural meeting of 6 November 2015 was submitted and noted.

PERTH AND KINROSS COUNCIL
HOUSING & HEALTH COMMITTEE
27 JANUARY 2016

(ii) Briefing Note by Executive Lead Officer

There was submitted a briefing note by the Depute Chief Executive, HCC (Corporate and Community Development Services) and Chief Operating Officer (16/22), providing the committee with a brief overview of the content and progress associated with the updated Health and Social Care Integration Action Plan and incorporating further progress made in recent weeks.

47. COUNCIL'S RESPONSE TO DRAFT JOINT STRATEGIC COMMISSIONING PLAN

There was submitted a report by the Depute Chief Executive, HCC (Corporate and Community Development Services) and Chief Operating Officer (16/23), detailing the proposed response by the Council to the draft Joint Strategic Commissioning Plan for Health and Social Care which is nearing the end of its consultation period.

Resolved:

Submission of the proposed response by the Council to the draft Joint Strategic Commissioning Plan, as detailed in Report 16/23, be approved.

48. CHANGE TO CAPITAL PROGRAMME FOR NEW BUILD HOUSING FOR PEOPLE WITH AUTISM AND MULTIPLE LEARNING DISABILITIES

There was submitted a report by the Director (Housing and Community Care) (16/24), seeking approval to change proposals to develop housing for people with autism and learning disabilities, to create more flexible accommodation, as well as additional mainstream Council houses.

Resolved:

- (i) The contents of Report 16/24 be noted.
- (ii) The proposal to create two different units of housing: 8 x 1 bedroom properties for specialist or mainstream let, as detailed in Section 2.2 of Report 16/24; and 12 mainstream housing units, as detailed in Section 2.6 of Report 16/24, be approved.

49. COMMUNITY CARE ANNUAL SCHEME OF CHARGES

There was submitted a report by the Director (Housing and Community Care) (16/25), noting the different charging regimes in place within Housing and Community Care for community care services, and providing details of charges in place for financial year 2015/16 and the proposed charges for financial year 2016/17, as detailed in Appendix 1 to Report 16/25. Final approval of charges would be determined by the Council in February 2016.

Resolved:

The proposed charges for 2016/17, as detailed in Appendix 1 of Report 16/25, be noted.

PERTH AND KINROSS COUNCIL
HOUSING & HEALTH COMMITTEE
27 JANUARY 2016

50. SOCIAL CARE COMMISSIONED SERVICES – CONTRACT VALUES 2015-16

There was submitted a report by the Director (Housing and Community Care) (16/26), (1) advising the Committee of the funding awards for service level agreements with voluntary sector providers in 2015-16 and the contract values for contracted services purchased by Housing and Community Care for 2015-16, and (2) outlining the importance of the draft Joint Strategic Plan, which establishes a new framework for agreeing commissioning priorities in the future, and highlights other issues which will have an impact on commissioning arrangements, including the Living Wage Policy.

Resolved:

- (i) The Housing and Community Care contracts and service level agreements which are currently commissioned and the value of these services purchased during 2015-16, be noted.
- (ii) The changing legislative and policy environment which will impact on the delivery of care services for vulnerable people in Perth and Kinross, be noted.

51. REVISED COMMON ALLOCATION POLICY

There was submitted a report by the Director (Housing and Community Care) (16/27), seeking approval from the Committee for the revised housing common allocation policy. Members heard a presentation by Elaine Ritchie, Housing and Community Care, Perth and Kinross Council.

Resolved:

The Common Allocation Policy, as attached in Appendix 2 to report 16/27, be approved.

52. HOUSING REVENUE ACCOUNT (HRA) STRATEGIC FINANCIAL PLAN INCORPORATING THE 5 YEAR CAPITAL INVESTMENT PROGRAMME AND RENT STRATEGY TO 2020/21, RESERVES STRATEGY AND OTHER HOUSING CHARGES FOR 2016/17.

There was submitted a joint report by the Depute Chief Executive, HCC (Corporate and Community Development Services) and Chief Operating Officer and Head of Finance (16/28), (1) setting out the proposed Housing Revenue Account (HRA) Budget for five years from 2016/17 to 2020/21 and (2) presenting the proposed budget for the next five years of the Capital Investment Programme of £79 million from 2016/17 to 2020/21.

Motion (Councillors Doogan and Howie)

Housing and Health Committee resolves to:

- (i) **Approve the Housing Revenue Account Budget for 2016/17 and provisional budgets for financial years 2017/18 to 2020/21, as set out in Appendix 1 to report 16/28.**
- (ii) **Approve the proposed Housing Revenue Account Capital Investment Programme for 2016/17 to 2020/21, as set out in Appendix 3 to report 16/28.**

PERTH AND KINROSS COUNCIL
HOUSING & HEALTH COMMITTEE
27 JANUARY 2016

- (iii) **Approve the Rent Strategy for 2016/17 and a provisional Rent Strategy for the following 4 years to 2020/21, as stated in Section 6 of report 16/28.**
- (iv) **Approve the rent increase of 2.2% for the year commencing 4 April 2016 for all council houses, meaning an average weekly rent increase of £1.42 per week, giving an average weekly rent increase of £66.00 per week based on 52 weeks.**
- (v) **Approve the rent increase of 2.2% for the year commencing 4 April 2016 for the following:**
 - **All lock ups**
 - **All garage sites**
 - **Chalets and stances for travelling people at Double Dykes and Bobbin Mill**
 - **Temporary accommodation units at Greyfriars Hostel, RIO House, Tayview House and dispersed tenancies owned by the HRA**
- (vi) **Approve the Housing Revenue Account Reserves Strategy to maintain the current level of reserves at £800,000, as proposed in Section 7 of report 16/28.**
- (vii) **Approve the proposal to set Housing service charges from 4 April 2016, as stated in Section 10 of report 16/28.**
- (viii) **Note and approve, where necessary, the revised level of all housing related charges as detailed in Appendix 6 to report 16/28.**
- (ix) **Note the progress made to date in delivering the SHQS for improving and managing the housing stock, as set out in Section 4 of Report 16/28 and the related Business Cases.**

Amendment (Councillors Barrett and Wilson)

- (i) Committee notes with concern the absence of any direct consultation and engagement with tenants and residents of Lickley, Market and Milne Court regarding the proposal to increase the communal heating stair-lighting charge by £3.92 per week.
- (ii) Committee instructs the Deputy Chief Executive (Corporate and Community Development Services) and Chief Operating Officer to provide these tenants and residents with a full breakdown of costs and income from charges for the communal heating and stair-lighting and move to full cost recovery over two years.
- (iii) Committee approves an increase in communal heating and stair-lighting charge for 2016/17 of £2.00 per week.
- (iv) Committee notes the discrepancy between Perth and Kinross Council rents for one apartment properties and those of Caledonia and Hillcrest housing in paragraph 8.3 of Report 16/28.
- (v) Committee notes the findings of the rent review in relation to rent for bedsit properties and agrees to reduce the rent for bedsit properties by £20 per week for 2016/17 pending implementation of the rent review.

In terms of Standing Order 24, the Convener ruled that parts (iv) and (v) of the Amendment were not competent.

Note: in terms of Standing Order 46, Councillor Barrett requested that his dissent be recorded in respect of the Convener's ruling on the basis that he felt that parts (iv) and (v) of the Amendment were competent.

PERTH AND KINROSS COUNCIL
HOUSING & HEALTH COMMITTEE
27 JANUARY 2016

In accordance with Standing Order 44, a roll call vote was taken.

10 members voted for the Motion as follows:

Councillors D Doogan, K Howie, H Anderson, I Campbell, J Flynn, E Maclachlan, D Melloy, A Parrott, H Stewart, and M Williamson.

3 members voted for Amendment as follows:

Councillors P Barrett, W Wilson and D Cuthbert.

Resolved:

In accordance with the Motion.

53. NORTH MUIRTON OPEN SPACES

There was submitted a report by the Director (Housing and Community Care) (16/29) (1) explaining the current situation in North Muirton in relation to managing open spaces in front of local houses; (2) seeking approval to continue the Council's approach for fencing where none exists; and (3) seeking approval to prohibit the sale of areas of open space in front of properties in North Muirton.

Resolved:

- (i) The Director (Housing and Community Care) be instructed to continue to endorse the original decision to refuse permission for requests to erect fences, where none exist, with the exception of requests relating to end-terraced properties.
- (ii) The Director (Housing and Community Care) be instructed to decline requests to purchase areas of open space in front of all properties in North Muirton.

54. RESPONSIVE REPAIRS POLICY – REVIEW AND UPDATE

There was submitted a report by the Director (Housing and Community Care) (16/30), seeking approval for the revised Responsive Repairs Policy.

Resolved:

The amendments to the Responsive Repairs Policy, attached as Appendix 1 to Report 16/30, be approved.

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