

HOUSING AND HEALTH COMMITTEE

Minute of Meeting of the Housing and Health Committee held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Wednesday 6 February 2008 at 10.45am.

Present: Councillors P Barrett, A Wylie, B Band, M Barnacle, J Coburn, J Flynn, E Maclachlan, M Roberts, W Robertson, C Shiers, A Stewart (substituting for Councillor I Campbell) and H Stewart and Mrs M Miller and Mrs E Muir.

In Attendance: D Roberts, Executive Director (Housing and Community Care); D Burke, Depute Director (Housing and Community Care); L Cameron, C Crawford, M Morrison, H Turley and I Smillie (all Housing and Community Care); A Wilson and V Jones (both Chief Executive's Service) and M McCabe (Best Value Audit).

Apologies for Absence: Councillors I Campbell and A Gaunt.

Councillor P Barrett, Convener, Presiding.

55. DECLARATIONS OF INTEREST

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

56. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 21 November 2007 (Art. 705-713) was submitted, approved as a correct record, and authorised for signature.

57. HOUSING REVENUE ACCOUNT BUDGET AND RENT LEVELS FOR HRA AND NON-HRA PROPERTIES FOR 2008/09

There was submitted a joint report by the Executive Director (Housing and Community Care) and the Executive Director (Corporate Services) (08/54), (1) proposing the Housing Revenue Account Budget for 2008/09; (2) recommending increases in the rents for houses and other HRA property and garages; and (3) recommending the balance of reserves to be retained by the HRA as a contingency fund.

Resolved:

- (i) The proposed Housing Revenue Account Budget for 2008/09, as set out in Appendices 1 and 2 of Report 08/54, be approved.
- (ii) An average weekly rent increase of £2.39 per week (5%) for Council houses in accordance with the Business Plan, be approved.
- (iii) It be noted that the weekly average rent proposed for 2008/09 would be £50.22 per week, based on a 48 week basis.
- (iv) Rent increases of 5% for garages and garage sites, be approved.
- (v) The strategy regarding the use of HRA balances as detailed in paragraph 3.6 of Report 08/54, be approved, it being noted that this was consistent with the Council's Standard Delivery Plan submission to the Scottish Government and the HRA Business Plan.

58. THE PERTH AND KINROSS RESPONSE TO THE CONSULTATION PAPER "FIRM FOUNDATIONS: THE FUTURE OF HOUSING IN SCOTLAND"

There was submitted a report by the Executive Director (Housing and Community Care) (08/53), (1) setting out the Scottish Government's vision of a housing system which aimed to deliver more houses; met higher environmental standards; offered more choice of housing that was affordable; contributed to the creation of sustainable mixed communities, and achieved better value for public expenditure; and (2) seeking authority to submit a response on behalf of Perth and Kinross Council to the Scottish Government.

Resolved:

- (i) The content of the consultation paper and the proposed response, as detailed in Appendix A to Report 08/53, be noted.

- (ii) The response to the consultation paper "Firm Foundations: The future of Housing in Scotland", as detailed in Appendix A to Report 08/53, be approved and submitted to the Scottish Government.
- (iii) It be noted that the Conservative Group would consider submission of a separate response to the Scottish Government on the Consultation Paper.

59. DAAT (DRUG AND ALCOHOL ACTION TEAM) PARTNERSHIP STRATEGY

Ian Smillie, DAAT Partnership Co-ordinator, made a presentation to the Committee outlining aspects of the strategy which aimed to tackle the challenges to achieve better outcomes for those who misuse substances. The three year plan could only be achieved through partners working together within the Community Planning process.

Thereafter, there was submitted a report by the Executive Director (Housing and Community Care) (08/55) outlining the Drug and Alcohol Action Team Partnership strategy for the period 2008–2011.

Resolved:

- (i) The DAAT Partnership Strategy for 2008–2011, as appended to Report 08/55, be adopted and endorsed.
- (ii) The submission of this report to Community Safety Committee on 13 February 2008, be noted.

IT WAS AGREED THAT THE PUBLIC AND PRESS BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973

60. PITLOCHRY INTEGRATED HEALTH AND SOCIAL CARE DEVELOPMENT AT BOBBIN MILL, PITLOCHRY

There was submitted a report by the Executive Director (Housing and Community Care) (08/56), (1) providing an update on the progress of the Hospital and Care Home development at Bobbin Mill; (2) highlighting a delay in the new care home element; and (3) recommending financial support to enable current providers, Crossreach, to extend services pending the opening of the new care home.

Resolved:

- (i) That payment of £64,000 to Crossreach to meet part of their funding deficit for the period until the opening of the new care home development, be approved.
- (ii) It be noted that £20,000 of that total would be contributed by the Community Health Partnership.

61. PROPERTY ACQUISITION FOR PROVIDING ACCOMMODATION WITH SUPPORT FOR HOMELESS HOUSEHOLDS WITH CHILDREN

There was submitted a report by the Executive Director (Housing and Community Care) (08/57) seeking approval for the acquisition and development of a property for the provision of accommodation and support for households with children.

Resolved:

- (i) The acquisition and conversion of a property to provide accommodation for up to 8 households with children at a cost of £625,000 to the Housing Revenue Account, as detailed in Report 08/57, be approved.
- (ii) The Executive Director (Housing and Community Care) be delegated authority to adjust the HRA Capital Budget.
- (iii) The submission of this report to the Executive Sub-Committee of Strategic Policy and Resources Committee for its consideration to proceed with the acquisition of the identified property, be noted.

62. PLANNED MAINTENANCE PROGRAMME 2008-09 1129 HOUSES – CONTRACTS HP/08/01 AND HP/08/02 – PROBABLE COST REPORT

There was submitted a report by the Executive Director (Housing and Community Care) (08/58), (1) outlining the Probable Cost of carrying out the Annual Planned Maintenance Programme to 1129 Council Houses; and (2) advising that Private Houses with mutual liabilities would be added in accordance with title deeds and agreement with owners.

Resolved:

- (i) The Probable Cost of the Annual Planned Maintenance Programme be approved.
- (ii) The Executive Director (Housing and Community Care) be authorised to prepare Bills of Quantities and, in line with obtaining Best Value, invite tenders for two contracts in accordance with the Council's recently endorsed Policy on Procurement on a Selective Tendering Basis with a Quality Assessment Component.