

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 31 May 2006 at 2.00pm.

Present: Councillors Hunter, Barrett, Crabbie, Flynn, A Grant (substituting for Councillor E Grant), Hayton, Lennie, Lyall (substituting for Councillor Scott), MacLellan, McDonald (substituting for Councillor Dow), Miller, Mulheron, Robertson and D Scott and Mrs M Miller and Mrs E Muir.

In Attendance: I Gerono, G Fraser, J Dean, B Grigg and M Smith (all Housing and Community Care); D Stewart (The Environment Service) (up to Art. 364); A Wilson and C Irons (both Corporate Services).

Apologies for Absence: Councillors Dow, E Grant and Scott.

Councillor Hunter, Convener, Presiding.

361. DECLARATIONS OF INTEREST

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

362. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 19 April 2006 (Arts.251-259) was submitted, approved as a correct record, and authorised for signature.

*363. IMPLEMENTATION OF SMOKE FREE LEGISLATION - HEARINGS

There was submitted a report by the Executive Director (Environment) (06/360) recommending arrangements for Hearings in terms of the Smoking, Health and Social Care (Scotland) Act 2005.

Resolved:

- (i) The consideration of representations and the hearing of appeals relative to Part 1 of the Smoking, Health and Social Care (Scotland) Act 2005 be delegated to the Executive Director (Environment) and the Head of Environmental and Consumer Services.
- (ii) Arrangements for administration of Fixed Penalties be delegated to the Executive Director (Environment).

364. PRIVATE SECTOR HOUSING GRANT (PSHG) BUDGET 2006/07 AND PRIVATE SECTOR HOUSING REPAIRS AND IMPROVEMENTS

There was submitted a report by the Executive Director (Housing and Community Care) (06/354) (1) summarising the Council's expenditure and outcomes for Private Sector Housing Grant in 2005/06; (2) setting out the budget available and targets for 2006/07; (3) summarising some of the contents of the Housing (Scotland) Act 2006 dealing with changes to legislation for Private Sector Housing in Scotland; and (4) outlining the potential implications for the Council.

Resolved:

- (i) The expenditure and outcomes for Private Sector Housing Grant in 2005/06, as detailed in Section 3 of Report 06/354, be noted.
- (ii) The allocation of Private Sector Housing Grant awarded to the Council for 2006/07 amounting to £1,800,000, be noted.
- (iii) The proposed allocation of expenditure and targets, as detailed in Section 4 of Report 06/354, be approved.
- (iv) That the Housing (Scotland) Act 2006 had received Royal Assent be noted, and that its implementation would lead to significant changes in the way in which Perth and Kinross Council dealt with housing conditions in private sector housing.
- (v) The Executive Director (Housing and Community Care), with the Executive Director (Environment), Executive Director (Corporate Services) and Head of Legal Services be remitted to consider the implications for Perth and Kinross Council of implementing the

Housing (Scotland) Act 2006 and to bring forward proposals to a future meeting of the appropriate Council committee(s).

D STEWART LEFT THE MEETING AT THIS POINT.

365. PROPOSED RENEWAL OF BLOCK CONTRACT ARRANGEMENTS AT ST MADDOES FOR ADULTS WITH SEVERE LEARNING DISABILITIES

There was submitted a report by the Executive Director (Housing and Community Care) (06/355) recommending renewal of the contract in place between Perth and Kinross Council and Richmond Fellowship for the provision of residential and integrated day care for three adults with severe/profound learning disabilities.

Resolved:

The contract in place between Perth and Kinross Council and Richmond Fellowship, St Maddoes, which would reach its renewal date on 6 January 2007, be extended until 6 January 2010.

366. TENANT SATISFACTION SURVEY 2006

There was submitted a report by the Executive Director (Housing and Community Care) (06/356); (1) describing the broad aims of the Tenant Satisfaction Survey to be undertaken during Autumn 2006; and (2) recommending that Lowland Market Research be appointed as independent consultant to undertake the survey.

Resolved:

The commissioning of the independent consultants, Lowland Market Research, to undertake the Perth and Kinross Council Tenant Satisfaction Survey, be approved.

367. CARE COMMISSION REPORT – CARE AT HOME SERVICES

There was submitted a report by the Executive Director (Housing and Community Care) (06/357) providing information on the very positive comments emanating from the Care Commission Inspection of Housing and Community Care, Care at Home and Community Alarm Service.

Resolved:

- (i) The positive outcomes for Care at Home Services from the report by the Care Commission, be noted.
- (ii) The future actions to meet the recommendations of the Care Commission, be noted.

368. APPLYING FOR PRESSURED AREA STATUS DESIGNATION

There was submitted a report by the Executive Director (Housing and Community Care) (06/358) (1) highlighting analysis undertaken with respect to a possible application for Pressured Area Status; (2) providing a relative assessment of the degree of pressure faced at Housing Market Area level; and (3) recommending the formal submission of an application for Pressured Area Status designation for two of the six Housing Market areas.

Resolved:

- (i) An application to the Scottish Executive for Pressured Area Status designation for a period of 5 years for all settlements within the Housing Market Areas of Highland Perthshire and Greater Perth, as defined in Report 06/358 be submitted, subject to consultation with all tenants in the affected areas, tenant representative bodies, housing associations and other registered social landlords with stock in these areas.
- (ii) Monitor the situation closely with respect to other settlements and Housing Market Areas and provide a further report if additional action is required.

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

369. RENEWAL AND UPGRADING OF CENTRAL HEATING SYSTEMS TO 255 HOUSES AT VARIOUS LOCATIONS THROUGHOUT PERTH AND KINROSS

There was submitted a report by the Executive Director (Housing and Community Care) (06/359) outlining the probable cost of installing replacement central heating systems to 255 houses at various locations throughout Perth and Kinross.

Resolved:

- (i) The probable costs be approved.
- (ii) The Executive Director (Environment) be remitted to prepare Bills of Quantities and invite tenders for the necessary work.