

## **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 21 May 2008 at 10.00am.

Present: Councillors P Barrett, A Wylie, L Caddell (substituting for Councillor A Gaunt), I Campbell, J Flynn, E Maclachlan, P Mulheron (substituting for Councillor K Howie), M Roberts, W Robertson, D Scott, C Shiers and H Stewart, Mrs M Miller and Mrs P Fyffe (substituting for Mrs E Muir).

In Attendance: D Roberts, Executive Director (Housing and Community Care); D Burke, Depute Director (Housing and Community Care); H Turley, B Grigg, C Crawford, L Cameron, (all Housing and Community Care); T Brydone (The Environment Service); L Palmer (Tenants Association) (for Art. 310); C Wilson (NHS Tayside) and Mrs M Beattie (both for Art. 309); T Hart (Corporate Services); and A Wilson and S Hendry (both Chief Executive's Service).

Apology for Absence: Councillors A Gaunt, K Howie and M Barnacle and Mrs E Muir.

Councillor P Barrett, Convener, Presiding.

The Convener advised Members that following the views expressed at the meeting of Council on 30 April 2008, a briefing session on Community Meals Provision would be provided to all Elected Members by the Executive Director (Housing and Community Care), prior to the next Council meeting on 25 June 2008.

### **307. DECLARATIONS OF INTEREST**

In terms of the Councillors' Code of Conduct, Councillors L Caddell and C Shiers declared non-financial interests in Art 316 – Review of Standard Fee Rates of Payment for Placements in Care Homes from 7 April 2008.

### **308. MINUTE OF PREVIOUS MEETING**

The Minute of Meeting of the Housing and Health Committee of 12 March 2008 (Art. 98-100) was submitted, approved as a correct record, and authorised for signature.

### **309. DEVELOPMENT AND EXPANSION OF THE PERTH AND KINROSS HEALTHY COMMUNITIES COLLABORATIVE PROJECT**

Carolyn Wilson, NHS Tayside, gave a brief presentation to Committee, and answered Members' questions on the Perth and Kinross Healthy Communities Collaborative Project, along with a volunteer from the Project, Mrs Margaret Beattie.

Thereafter, there was submitted a report by the Executive Director (Housing and Community Care) (08/274) advising Committee on the proposed developments of the Perth and Kinross Healthy Community Collaborative.

PERTH AND KINROSS COUNCIL  
HOUSING AND HEALTH COMMITTEE  
21 May 2008

**Resolved:**

- (i) The proposed developments to this project as detailed in Report 08/274, be noted.
- (ii) Funding from Perth and Kinross Council of £40,000 for 2008/09, and an additional £20,000 for 2009/10, with an equal contribution from Perth and Kinross Community Health Partnership, be noted.

**310. FIXED PERMANENT FLOORING POLICY**

There was submitted a report by the Executive Director (Housing and Community Care) (08/275) detailing proposals for a Policy on Fixed Permanent Flooring in Council tenancies.

**Resolved:**

The proposals for the introduction of a Policy on Fixed Permanent Flooring in Council tenancies, as detailed in Report 08/275, be approved.

**311. REVISED HRA INVESTMENT PLAN 2008/09 TO 2010/11**

There was submitted a report by the Executive Director (Housing and Community Care) (08/276) seeking approval of the revised HRA Investment Plan for the next three financial years, 2008/09 to 2010/11.

**Resolved:**

The Housing Investment Programme for 2008/09 to 2010/11, as outlined in Appendix A of Report 08/276, be approved.

**312. THE HOUSING SERVICE IMPROVEMENT PLAN PROGRESS REPORT**

There was submitted a report by the Executive Director (Housing and Community Care) (08/277) providing details on the progress made by the Housing Service in meeting the challenges and milestones contained within the Housing Service Improvement Plan, which had been approved by Communities Scotland in December 2007.

**Resolved:**

The improvements in service delivery to date, and the further improvements which had been planned, be noted.

**313. PRIVATE SECTOR HOUSING GRANT (PSHG) BUDGET 2008/09 AND PRIVATE SECTOR HOUSING REPAIRS AND IMPROVEMENTS**

There was submitted a report by the Executive Director (Housing and Community Care) (08/278), (1) summarising the Council's expenditure and outcomes for Private Sector Housing Grant in 2007/08, (2) setting out the budget available and targets for 2008/09; (3) providing an update on progress made in establishing and piloting a voluntary private landlords' accreditation scheme in Perth and Kinross; and (4) summarising the latest information on implementation of the Housing (Scotland) Act 2006, including the current consultation on the Draft Guidance and Regulations.

PERTH AND KINROSS COUNCIL  
HOUSING AND HEALTH COMMITTEE  
21 May 2008

**Resolved:**

- (i) The expenditure and outcomes for Private Sector Housing Grant in 2007/08, as set out in Section 3 and Appendix 1 of Report 08/278, be noted.
- (ii) The allocation of Private Sector Housing Grant awarded to the Council for 2008/09 be noted, and the allocation of expenditure and targets be agreed, as set out in Section 4 and Appendix 2 of Report 08/278 respectively.
- (iii) The progress made in developing and implementing a local voluntary private sector landlords' accreditation scheme, as set out in Section 5 of Report 08/278, be noted.
- (iv) The timescales for the current consultation on the Draft Guidance and Regulations for implementation of the new powers and duties for local authorities included within the Housing (Scotland) Act 2006 be noted.
- (v) It be remitted to the Executive Director (Housing and Community Care), with the Executive Director (Environment), Executive Director (Corporate Services) and Head of Legal Services, to consider the implications for Perth and Kinross Council of implementing the parts of the Housing (Scotland) Act 2006 noted in Resolution (iv) above, and to bring forward proposals to a future meeting of the appropriate Council Committee(s).

**314. REVENUE BUDGET 2008/09 – FUNDING ALLOCATIONS**

There was submitted a report by the Executive Director (Housing and Community Care) (08/279), (1) seeking approval for arrangements to refer funding allocation for Community Safety and Suicide Reduction to the Community Safety Partnership and Strategic Health Partnership respectively; and (2) noting the situation regarding community regeneration activities supported by the Council's Area Based Initiative Funding and the Fairer Scotland Funding, introduced in 2008/09 by the Scottish Government.

**Resolved:**

- (i) Referral of £88,000 to the Community Safety Partnership, for allocation to deliver activities in the promotion of Community Safety in Perth and Kinross, be approved.
- (ii) Referral of £94,000 to the Strategic Health Partnership, for allocation to deliver activities in reducing suicide in Perth and Kinross, be approved.
- (iii) The new funding arrangements for community regeneration activities in 2008/09 be noted.
- (iv) It be noted that the Executive Director (Housing and Community Care) would continue to be responsible for the monitoring and reporting of the above expenditure.
- (v) Report 08/279 be referred to the Community Safety Committee for its interest.

PERTH AND KINROSS COUNCIL  
HOUSING AND HEALTH COMMITTEE  
21 May 2008

**315. ANNUAL PERFORMANCE REPORT 2007-2008 – HOUSING & COMMUNITY CARE**

There was submitted a report by the Executive Director (Housing and Community Care) (08/280) providing details of performance against the Housing and Community Care Business Management and Improvement Plan targets for the year ended 31 March 2008.

**Resolved:**

- (i) Following consideration, the contents of the Annual Performance Report 2007/08 for Housing and Community Care, as detailed in Appendix 1 to Report 08/280, and pertaining to this Committee's area of responsibility, be accepted.
- (ii) The intention to publish the Annual Performance Report on the Council's website, and make available a summary report to all stakeholders, be noted.
- (iii) The intention to submit the Annual Performance Report to the Scrutiny Committee on 11 June 2008 to scrutinise and comment as appropriate, and to Community Safety Committee on 18 June 2008 to consider and accept those parts of the Report pertaining to its area of responsibility, be noted.

COUNCILLOR L CADDELL LEFT THE MEETING AT THIS POINT.

**\*316. REVIEW OF STANDARD FEE RATES OF PAYMENT FOR PLACEMENTS IN CARE HOMES FROM 7 APRIL 2008**

There was submitted a report by the Executive Director (Housing and Community Care) (08/281) seeking homologation of the implementation of the revised standard fee payments for placements in Independent Care Homes from 7 April 2008, agreed between CoSLA and Scottish Care.

**Resolved:**

- (i) The Standard Fees for the setting of care home fees from 7 April 2008 (in line with the national agreement between CoSLA and Scottish Care, Crossreach and BUPA), as detailed in Appendix 1 of Report 08/281, and set by the Executive Director (Housing and Community Care) in consultation with the Convener, be homologated.
- (ii) The Executive Director (Housing and Community Care) be delegated the authority to agree fee rates in excess of the approved rate in circumstances where:
  - (a) The placement was in a care home managed directly by another local authority; or
  - (b) The placement was in a care home whose fee levels had been set by the host local authority in terms of the CoSLA agreement on this matter; or
  - (c) The levels of disability of the individual concerned were so severe that a specialist establishment was the only appropriate placement possible.
- (iii) The Residential Care Homes standard fee rate for the three care homes operated by Perth and Kinross Council (Beechgrove House, Parkdale and Dalweem) from 7 April 2008, of £549.32, be approved.

PERTH AND KINROSS COUNCIL  
HOUSING AND HEALTH COMMITTEE  
21 May 2008

- (iv) The Executive Director (Housing and Community Care) be delegated the authority to decide whether to reduce rates payable to care homes, per the National Care Home Contract, should they fail to meet the 2008/09 Quality Standards.

**317. 0.701 HECTARE OF GROUND AT MUIRMONT CRESCENT, BRIDGE OF EARN – PROPOSED DISPOSAL**

There was submitted a report by the Head of Property (08/251) seeking approval to have the ground at Muirmont Crescent, Bridge of Earn, declared surplus to requirements.

**Resolved:**

- (i) The ground extending to 0.701 ha or thereby at Muirmont Crescent, Bridge of Earn, be declared surplus to requirements.
- (ii) To note the decision taken by the Property Sub-Committee on 14 May 2008, subject to the adoption of resolution (i) above by the Housing and Health Committee to dispose of the ground to Servite Housing Association Limited on terms and conditions to the satisfaction of the Head of Property and Head of Legal Services.

~~~~~