

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 12 March 2008 at 10.00am.

Present: Councillors P Barrett, A Wylie, B Band, M Barnacle, I Campbell, J Coburn, J Flynn, E Maclachlan, M Roberts, W Robertson, C Shiers, H Stewart and W Wilson (substituting for Councillor A Gaunt) 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); D Finnie, M Brown, M Morrison, C Crawford, L Cameron, J Dean, A Boyd, M Smith (all Housing and Community Care) and M Henry (Perth and Kinross Tenants and Residents Federation); A Wilson and S Hendry (both Chief Executive's Service).

Apology for Absence: Councillor A Gaunt.

Councillor P Barrett, Convener, Presiding.

139. DECLARATIONS OF INTEREST

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

140. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Housing and Health Committee of 6 February 2008 (Art. 55-62) was submitted, approved as a correct record, and authorised for signature.

141. GARDEN MAINTENANCE SERVICE

There was submitted a report by the Executive Director (Housing and Community Care) (08/130) reviewing the Council's Garden Maintenance Service carried out from April 2007 to March 2008 and considering proposals for the delivery of the service from April 2008 to March 2011.

Resolved:

- (i) The proposals detailed in Paragraph 5 of Report 08/130 for the continuation of the Garden Maintenance Service, including the service charge of £1.00 per week as agreed at the Housing and Health Committee of 28 February 2007 (Art. 07/153 refers), be approved.
- (ii) The proposals detailed in Paragraph 5 of Report 08/130 allowing the Environment Service to continue to provide the Garden Maintenance Service in-house for the rural areas, contracting JMK Groundcare, Kilmarnock, to provide the service for the Greater Perth area, following their successful tender for the three-year contract based on quality and price, be approved.
- (iii) The proposed expansion of the Garden Maintenance Service to include vulnerable people within Perth and Kinross communities, who at present were not eligible to receive the Garden Maintenance Service, be reviewed, following the outcome of the Best Value Review of Environmental Services within the Council's estates; this Review to include the Garden Maintenance Service, the Caretakers Service and the Neighbourhood Environment Team.
- (iv) The Garden Maintenance Member/Officer Working Group established by Housing and Health Committee in August 2007, be convened following completion of the Best Value Review of Environmental Services within the Council's Estates.

142. USE OF COUNCIL TAX TO DELIVER AFFORDABLE HOUSING

There was submitted a report by the Executive Director (Housing and Community Care) (08/131) seeking approval for payment to be made from the Council Tax Income on Second Homes Earmarked Reserve to enable two rural affordable housing projects to be developed, where high development costs would mean that the projects could not otherwise proceed.

Resolved:

- (i) The payment from the Council Tax Income on Second Homes Earmarked Reserve to Perthshire Housing Association to enable the two rural housing projects to proceed as detailed in Report 08/131, be approved.

PERTH AND KINROSS COUNCIL
HOUSING AND HEALTH COMMITTEE
12 March 2008

- * (ii) It be delegated to the Executive Director (Housing and Community Care) to approve future payments from the Council Tax Income on Second Homes Earmarked Reserve, in accordance with the policy for the use of the fund detailed in Report 08/131 (and previously approved by Housing and Health Committee on 23 February 2005) (Art. 135) (Report No. 05/108), up to a limit of £100,000.

143. PERTH AND KINROSS TENANTS AND RESIDENTS FEDERATION ANNUAL REPORT FOR 2007/08 AND BUSINESS PLAN FOR 2008/09

There was submitted a report by the Executive Director (Housing and Community Care) (08/132) requesting approval for financial assistance for Perth and Kinross Tenants and Residents Federation for the year 2008-2009.

Resolved:

- (i) The Federation's Annual Report for 2007/08 and Business Plan for 2008/09, as detailed in Appendix 1 to Report 08/132, be noted.
- (ii) A grant to the Perth and Kinross Federation of Tenants & Residents of up to £63,810 for the financial year 2008/09, to be paid quarterly in advance, less the amount of any under-spend for the year 2007/08, be approved.
- (iii) The funding referred to in paragraph (ii) above to be paid quarterly, in advance.
- (iv) It be noted that any future funding bids would continue to be submitted prior to each relevant financial year, or as soon as possible thereafter.

144. DEVELOPMENT OF PRIVATE SECTOR LEASING SCHEME

There was submitted a report by the Executive Director (Housing and Community Care) (08/133) providing an outline of the progress made in developing a Private Sector Leasing Scheme (PSL) to increase the supply of temporary accommodation for homeless people in Perth and Kinross and seeking approval of the terms of the draft scheme.

Resolved:

- (i) The actions taken to investigate the options for a Private Sector Leasing Scheme, and the changes in approach now proposed to implement this "in-house" rather than through external contractors, be noted, and this scheme to be reviewed after one year.
- (ii) The implementation of a Private Sector Leasing Scheme to provide additional temporary housing for homelessness on the terms outlined in Report 08/133, be approved.
- (iii) It be remitted to the Executive Director (Housing and Community Care) to bring an update report to Housing and Health Committee in six months time.

145. RESPONSE TO ADULT SUPPORT AND PROTECTION (SCOTLAND) ACT 2007: CONSULTATION ON CODE OF PRACTICE

There was submitted a report by the Executive Director (Housing and Community Care) (08/134) outlining the response to the Scottish Government for consultation on the Code of Practice Adult Support and Protection (Scotland) Act 2007, and seeking approval for the submission of this response from Perth and Kinross Council.

Resolved:

- (i) The response to the Consultation, as detailed in Appendix 1 to Report 08/134, be approved.
- (ii) It be noted that further update reports would be brought to Committee as this matter progressed.

146. TRANSFER OF THE FORMER BUILDING SERVICES DIRECT LABOUR ORGANISATION INTO THE HOUSING REPAIRS SERVICE

There was submitted a report by the Executive Director (Housing and Community Care) (08/147) seeking approval for the Building Services Organisation to be transferred to the Housing Revenue Account and be an integral part of the Repairs Service.

Resolved:

The full implementation of a single Housing Repairs Service, from 1 April 2008, including the accompanying recommendations as detailed in Report 08/147, be authorised.

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 WAS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT, 1973

147. PROPOSED EXTENSION AND RENEWAL OF BLOCK CONTRACT ARRANGEMENTS AT ALYTH AND CRIEFF FOR ADULTS WITH SEVERE LEARNING DISABILITIES

There was submitted a report by the Executive Director (Housing and Community Care) (08/135) recommending (1) that a contract in place between Perth and Kinross Council and Gowrie Care for the provision of residential and integrated day care in Alyth, be extended; and (2) a second contract in place between Perth and Kinross Council and Gowrie Care, for the provision of residential, outreach and integrated day care in Crieff, be extended.

Resolved:

- (i) The contract in place between Perth and Kinross Council and Gowrie Care at Airlie View, Alyth, be extended for a further two year period until 31 March 2010.
- (ii) The contract in place between Perth and Kinross Council and Gowrie Care at Milnab Street, Crieff, be extended for a further two year period until 31 March 2010.

148. MEASURED TERM CONTRACT FOR THE ALL TRADES REPAIRS AND MAINTENANCE (PROJECT REFERENCE: MTR/08-11) WITH AN OPTION TO EXTEND FOR TWO YEARS IF BOTH PARTIES ARE IN AGREEMENT

There was submitted a report by the Executive Director (Housing and Community Care) (08/148) seeking approval for the award of the Measured Term Contracts for the All Trades Repairs and Maintenance 2008-11 to the organisations submitting the most economically advantageous tender for each Contract Lot.

Resolved:

- (i) The award of the Measured Term Maintenance Contracts for the All Trades Repairs and Maintenance 2008-11 (with an option of a two year extension) to the contractors who had submitted the most economically advantageous tender, as detailed in Section 5 of Report 08/148, be approved.
- (ii) It be remitted to the Executive Director (Housing and Community Care) to provide Committee members with complete information regarding Section 5(iv) of Report 08/148.

149. TERM MAINTENANCE CONTRACT FOR THE SERVICE, REPAIR AND RENEWAL OF DOMESTIC GAS FIRED APPLIANCES (PROJECT REFERENCE: HSM/08-11), WITH AN OPTION TO EXTEND FOR TWO YEARS IF BOTH PARTIES ARE IN AGREEMENT

There was submitted a report by the Executive Director (Housing and Community Care) (08/149) seeking approval of the award of the Maintenance Contract for the Service, Repair and Renewal of domestic gas fired appliances 2008-2011 to the most economically advantageous tender.

Resolved:

The award of the contract to WRB (Gas) Ltd, as detailed in Report 08/149, for the period 2008-2011, and with the option of a two year extension, be approved.